

TELANGANA REAL ESTATE REGULATORY AUTHORITY
DTCP Building, Ground floor
640, AC Guards, Masab Tank, Opp: PTI Building, HYDERABAD.

Circular No. 505

dated 01/03/2025

Subject:- Extension of Project Registration u/S 6 / S.6.proviso of the Real Estate (Regulation and Development) Act, 2016.

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Whereas, some of the Promoters are coming up with application u/S 6 of Real Estate(Regulation and Development) Act, 2016, seeking extension of registration of their Registered Projects, putting forth various grounds and reasons for extension.

Whereas, Section 6 of RE(R&D)Act, 2016, lays down that the “registration granted under Section 5 may be extended by the Authority on an application made by the promoter, due to Force Majeure, in such form and on payment of such fee as may be prescribed.”

The proviso of Section 6 of RE(R&D)Act, 2016, further provides that, “the Authority may in reasonable circumstances, without default on the part of the promoter, based on the facts of each case, and for reasons to be recorded in writing, extend the registration granted to a project for such time as it considers necessary, which shall, in aggregate, not exceed a period of one year”.

The Authority previously, taking into account the relevant factors of Covid-19 Pandemic and in accordance with advisory issued by the Government of India, Ministry of Housing & Urban Affairs, vide Lr.No.0-17024/230/2018-Housing -UD/EFS-9056405 dated:13.05.2020 and 28.05.2020, has issued Circular Orders No.14 dated 13.05.2020, Circular Orders No.15 dated 29.09.2020 and Order NO.16 dated 01.06.2021, granting extension of validity

of registration of projects, which are pending due to adverse effect of Covid-19 Pandemic, treating it as Force Majeure.

Whereas, Rule 6 of Telangana Real Estate (Regulation and Development) Rules, 2017, stipulates the manner and procedure of the extension of Registration of Project. Rule 6(a) of TGRE (R&D) Rules, 2017 stipulates that, the promoter shall make an application in prescribed Form –E available in TG-RERA website, within three months prior to the expiry of the registration granted. The provisions of the said rule 6(a), are intended to ensure that the promoter makes the application for extension of registration well before its expiry, for the Authority to be able to take appropriate decision in the matter in accordance with the provisions of the Act, the Rules, and the Regulations, made thereunder.

Whereas, Rule 6(b) of TGRE(R&D) Rules, 2017, stipulates that, “the application for extension of registration shall be accompanied with a demand draft or a banker’s cheque drawn on any scheduled bank or through online payment mode, as the case may be, for an amount equivalent to half the registration fees, as prescribed under Sub-rule (3) of Rule 3, along with an explanatory note setting out the reasons for delay in the completion of the project and seeking extension of registration for the project, along with supporting documents and such reasons”.

Further, over a period of time, while deciding various applications filed by the Promoters/Developers for extension of registration of their projects u/S 6 of the RE(R&D) Act, 2016, due to various reasons said to have been beyond their control, other than the impact of Covid -19 pandemic, this Authority, in the interest of Allottees/buyers felt that, some more information is required to be submitted by the Promoter/Developer, when they seek extension u/S 6 due to various reasons without default on the part of the promoter. Accordingly, this Authority felt it necessary to issue instructions/guidelines for filing of application for extension of validity u/S 6 of RE(R&D) Act, 2016.

The Authority, therefore, using the powers conferred under Section 37 read with the Section 34(f), Section 38(2) of the RE(R&D) Act, 2016, the rules and the Regulations made there under, hereby issues the following instructions/guidelines for extension of Registration of Real Estate Projects under the Section 6/ Section 6 proviso of RE(R&D) Act,2016.

The application filed for extension of Registration shall contain the following information:

- a. **Detailed Explanatory Note on Delay in Letterhead :** The promoter shall be required to submit an explanatory note, in **Format-1** on his letter head, clearly indicating the status of development work in the project, pending works in the project and the reasons, in detail , for not completing the construction and development work in the project within the period as declared by the promoter in force of application and the same was granted by the Authority, including any previous extension(s) granted.
- b. **Affidavit:** The Promoter shall be required to submit notarized affidavit u/S 6 of RE(R&D) Act, 2016, in the prescribed format as in **Format-2**.
- c. **Proposed Physical and Financial plan for completion of Project:** The promoter shall be required to upload an excel file of the proposed Physical and Financial Plan for completion of project, in prescribed format provided in **Format-3**.
- d. **Extension period sought:** The promoter shall be required to furnish the date till which the extension of registration is being sought, not to exceed a period of one year.
- e. **Valid sanction plan:** The promoter shall upload a valid sanctioned plan/building plan/ layout.

- f. **Status of Physical, Financial and Miscellaneous QPRs:** The promoter shall ensure that all the QPRs, i.e., Audited Annual Accounts Statements [Form-7], withdrawal details from separate/designated project account with certification from project Architect[Form-1] project Engineer[Form-2], Chartered Accountant [Form-3] are completed and up to date.
- g. **Project separate/designation Bank Account Details:** The project bank account details shall be auto filled from the registration details and it shall be responsibility of the promoter to keep the accounts up to date and accurate.
- h. **Consent of allottees:** The promoter shall be required to obtain the consent of individual allottees in the project in the format provided in **Format-4**, along with excel file containing the list of sold and unsold inventory in prescribed format provided in **Format-5**.

These directions issued in Compliance to the approval of the Authority, TGRERA in the meeting, dt 01.03.2025.

Enclosures-(Format 1 to 5)

Sd/-
SECRETARY
TGRERA

Format 1
(Explanatory Note on Letter head on delay of project completion)

To,
The Secretary,
Telangana Real Estate Regulatory Authority, Hyderabad.

Sub: Consideration of Additional Time Extension of Registration of the project _____ (Registration No. _____),
u/S 6 / section 6 proviso of RE(R&D) Act, 2016. –Submitted Reg.

—x—

I, _____, the Promoter/authorized signatory of the promoter _____ do hereby submitting the following facts about our project _____ (Registration No. _____).

1. **Compelling Reasons for Delay:** The reasons for the delay in completing the project are as follows: [Provide detailed reasons].
2. **Time Required to Complete Pending Work:** The minimum time required to complete the balance development work is [Time Duration].
3. **Submission of Sanctioned Plan:** The valid sanctioned plan valid till..... [Date] has been submitted to the Authority.
4. **Submission of Compounded Map (if applicable):** The compounded map submitted to the Authority compounded on... [Date] has been submitted to the Authority.
5. **Court Orders Affecting Project (if applicable):** [List any court orders, such as from the Supreme Court, High Court, NCLT, NGT, etc., that affected the project with time duration of such effect against the corresponding order.
6. **Compliance Status of RERA Orders (if applicable):** The details of orders passed by the authority and its compliance status are provided below
7. **Financial Details:**
 - a. Total funds to be received from allottees of sold units and future sale of unsold inventory separately: Rs. [Amount].
 - b. Funds available from Promoter's own sources/sanctioned by financial institutions and other financing sources: Rs. [Amount].
 - c. Funds available in the separate project account 70%: Rs. (Amount).
Funds available in the transaction project account 30%: Rs. (Amount).
 - d. Amount required to complete the pending work: Rs.(Amount).

(Refer to **Format-3** for detailed financial calculations.)

8. **Timeline for Completion:** An activity-wise timeline to complete the pending work is enclosed at Format-3
9. **Association of Allottees:** [Specify the particulars of Association of Allottees (AOA) formed]. If not formed, undertaking to form such an association within 30 days, and communicate details to the Authority.
10. **Consent of AOA and Allottees:** The consent and willingness of the AOA and/or unique allottees of _____ number (____%) out of _____ number booked as on date, in _____ of total units in the said Real Estate Project (give number) for the extension of registration have been obtained and are enclosed. (Refer Format-4)
11. **Compliance with Approved Layout / Building Plan:** I confirm that there is no deviation in construction, and the development is being carried out as per the approved sanctioned plan / map. Further, there shall be no deviation in future, and the project shall be completed strictly as per the approved layout/building plan.

I hereby declare that the information provided herein above is true and correct to the best of my knowledge and belief, and I understand that any false declaration may lead to appropriate action as deemed fit by the Authority. I request kindly extend my project registration up to.....

Place: [City]

Date: [DD/MM/YYYY]

Signature:

[Name of Deponent]

[Designation]

Attestation by Notary Public:

[Notary Seal and Signature]

Sd/-
Secretary
TGRERA

Format - 2
AFFIDAVIT

FOR EXTENSION OF PROJECT REGISTRATION UNDER SECTION 6 OF THE RE
(R&D) Act, 2016

I, _____ (name), S/o or D/o or W/o _____ (name), aged ____, occupation _____, currently residing at _____, do hereby solemnly affirm and declare as under:

1. That I am the Promoter of the Project titled "_____" situated at _____ and have received registration for the said Project vide No. _____ dated _____.
2. That the Project received approval/sanction for the said Project on _____ (date) vide Permit/Application No. _____ by _____ (competent authority) and the validity of the said Project is up _____ to (date of expiry of competent authority permission).
3. The current status of the Project _____.
4. Stage of the Project is _____.
5. The reason for extension of the Project is _____.
6. I had submitting up to date QPRS as on date _____.
7. That the Promoter requires more time to complete the project and seeks extension of the project in this regard and therefore, it is expressly declared:
 - a. That I have advertised/marketed/booked/offered to sell, as the case may be, towards sale of plot/apartment/building, as the case may be, and executed Agreement of Sale/Sale Deed/Booking Allotment Letter/such other document in favour of the Allottee(s). The details of the same are enclosed herewith as Annexure —I.
 - b. That I shall abide by all the averments made and undertakings given by me in the Agreement of Sale/Sale Deed/Booking Allotment Letter/such other document and undertake to handover the possession of the plot/apartment/building to the allottee as agreed by me in the said Agreement of Sale/Sale Deed/Booking Allotment Letter/such other document.
 - c. That I shall strictly comply with the provisions under Section 11(4) and 13, 14, 17 and 18 and understand that non-compliance with the said provisions shall attract penalty under relevant provisions of the RE (R&D) Act, 2016.
8. That the statement given by me is true and correct and I undertake full responsibility of my actions in violation of the present declaration or provisions of the Real Estate (Regulation & Development) Act, 2016 or Rules and Regulations thereunder.

DEPONENT
(Details of the Deponent)

VERIFICATION

Verified at Hyderabad on this _____ day of _____ 2024 that the contents of the above said affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therein.

DEPONENT
(PTO)

ANNEXURE-I

1) Booking of Flat/Building with number, Block/Floor:

SL No.	Name & other particulars of Allottee/Buyer	Flat No./Floor with extent (sft)	Name of the Apartment	Situated at

Signature of the Promoter/Authorised Signatory
(with full details & stamp)

3. Incase of pot, plot No.& Survey number and place of its location etc.:

SL No.	Name & other particulars of Allottee/Buyer	Plot No. with extent of land	Sy.No	Situated at

Signature of the Promoter/Authorised Signatory
(with full details & stamp)

Sd/-
Secretary
TGRERA

Format 3**Physical and Financial Plan for Completion of the Balance Work of the Project** (On Promoter's Letter Head)

To,

The Secretary,

Telangana Real Estate Regulatory Authority, Hyderabad.

Sir,

Sub: Physical and Financial Plan for Completion of the Balance Work of the Project_____ (Registration No._____).

I, _____, the Promoter/authorized signatory of the promoter _____do hereby solemnly affirm and submit the following physical and financial plan for completion of the balance work of our project _____(Registration No._____).

Part1: Completion Plan for Towers/Blocks/Pockets/Sectors			
Details	Tower/ Block/Pocket/ Sector/(Name)	Tower/ Block/Pock et/ Sector/(Na me)(Include Additional Tower/Bloc k/Pocket/S ector/(Nam e)
Total Number of Units			
Sold Units			
Unsold Units			
Pending Work in %			
Money Required to complete the pending work. (Rs.)			
Work to be completed in Quarter 1 in %			
Money Required for Quarter 1			
Work to be completed in Quarter 2 in %			
Work to be completed in Quarter N in %			
Money Required for Quarter N (Rs.)			

Part-2: Completion Plan for Development Works (e.g. Electric Supply, Water Supply, Sewage Treatment, Internal Road, Drainage, etc.)

Details	Activity Name	Activity Name (Include Additional Activities)
Pending Work in %			
Money Required to complete the pending work. (Rs.)			
Work to be completed in Quarter 1 in %			
Money Required for Quarter 1			
Work to be completed in Quarter 2 in %			
Money Required for Quarter 2 (Rs.)			
.....			
Work to be completed in Quarter N in %			
Money Required for Quarter N (Rs.)			

Part 3-Project Financials

S.No.	Source of Money	Amount in INR
1.	Total Money Required to Complete the Project	
2.	Money available in Separate account of the project (70%)	
3.	Money available in Transaction account of the project (30%)	
4.	Receivables from Sold units	
5.	Receivables from Unsold units	
6.	Receivables from Sanctioned Bank/FI Loan	
7.	Estimated Receivables from New Finances (Bank, Financial Institutions)	
8.	Promoter Contribution	
9.	Other Sources	

I hereby declare that the information provided herein above is true and correct to the best of my knowledge and belief, and we have the necessary financial resources to complete the project within the extension period requested. I understand that any false declaration may lead to appropriate action as deemed fit by the Authority as per RE (R&D) Act, 2016, Rules, 2017 and Regulations made there under.

Signature:

[Name of Deponent]

[Designation]

Sd/-
Secretary
TGRERA

Format 4
Format for Consent Letter from Allottees (U/s. 6 proviso)
(On Letter Head)

To

Sri/Smt..... son/daughter of (give full address with e-mail and mobile No.)

Sub: Request for Consent for extension of registration of the project _____ (***name of project with RERA Registration No.*** _____) U/s 6 proviso.

Sir/Madam,

This is with reference to our proposed application to Telangana Real Estate Regulatory Authority for seeking extension of registration of the project _____ (Registration No. _____ under the section (6) of the Real Estate (Regulation and Development) Act, 2016.

The Section 6 of the RE(R&D) Act, 2016, manifests that, “the registration granted under section 5 may be extended by the Authority on an application made by the promoter, due to force majeure, in such form and on payment of such fee as may be prescribed”.

The proviso of Section 6 of RE(R&D)Act, 2016, further provides that, “the Authority may in reasonable circumstances, without default on the part of the promoter, based on the facts of each case, and for reasons to be recorded in writing, extend the registration granted to a project for such time as it considers necessary, which shall, in aggregate, not exceed a period of one year”.

As per the above provisions of the Act, 2016, we are eligible for getting extension of registration, due to following reasons, U/s 6 proviso of RE (R&D) Act, 2016.

- 1.
- 2.
- 3.

Since the registration of our project will be lapsed on _____, the promoter of the project, to submit consent of unique Allottees in the project seeking extension of registration of the said project.

We shall be submitting all the required details of the project i.e. Sold and Unsold Inventory. Proposed Construction Schedule, Cash Inflow and Outflow Projections to TG RERA:-

1. **Construction Schedule:** *(Provide the present stage and the timeline for the completion of individual towers /blocks in the project and offer of possession to the allottees. Also provide the timeline for overall completion of the project development work including amenities, utilities etc.)*
2. **Cost of Completion:** *(Provide either tower / block wise cost of completion or the overall cost of completion of the project including the amenities, utilities etc.)*
3. **Sources of Funding:** *(Kindly provide the details of how the cost to completion will be funded Le promoter infusion of capital including upfront payment, balance receivables from sold units, sale proceeds of unsold inventory, project finance etc).*
4. **Promoter Capital Infusion:** *(Kindly provide the timelines of when and how much the promoter will be infusing capital into the project, including any project financing availed).*

In addition to the above, we, the promoters of the project _____ further assure that any shortfall in cash inflows will be met by us and that the construction work in the project will not be paused for any reason, except for those that are out of our control.

We hereby request you to kindly provide your consent for the proposed extension of registration of the project _____ Registration No. _____) as required under the relevant provisions of the RERA Act, TG RERA Rules, Regulations and relevant guidelines and directions of the TG RERA.

Yours Sincerely,
Signature
(Name of Authorized Signatory)
Designation of the Authorized Signatory

I/We, Allottee(s) of Unit No. _____ have fully understood the proposed completion plan of the promoter and do hereby provide my/our consent to the promoter for seeking extension of registration of the project _____ (Registration No. _____). I/We further hereby undertake to abide by the terms and conditions of the orders of TG RERA in this regard.

Block/Tower No :

Unit No :

Name of Allottee:

Signature:

Contact Number:

Email Address:

Date:

Place:

Name of Co-Allottee:

Signature:

Contact Number:

Email Address:

Date:

Place:

Sd/-
Secretary
TGRERA

Format 4A
Format for Consent Letter from Allottees (U/s.6-Force Majeure)
(On Letter Head)

To

Sri/Smt..... son/daughter of (give full address with e-mail and mobile No.)

Sub: Request for Consent for extension of registration of the project _____ (name of project with RERA Registration No. _____) under U/s 6 of RE (R&D), Act 2016 under Force Majeure.

Sir/Madam,

This is with reference to our proposed application to Telangana Real Estate Regulatory Authority for seeking extension of registration of the project _____ (Registration No. _____, which is being expired on _____, under the Section 6 of the Real Estate (Regulation and Development) Act, 2016 under Force majeure.

2. The Section 6 of the RE (R&D) Act, 2016, manifests that, *“the registration granted under section 5 may be extended by the Authority on an application made by the promoter, due to force majeure, in such form and on payment of such fee as may be prescribed”*.

3. You are aware that Nationwide lock downs declared in two phases between March 2020 to June 2021 due to our break of Covid-19 (Corona Virus).

“In this connection the Ministry of Housing & Urban Affairs, Govt of India issued an advisory vide office memorandum Dtd 13.05.2020, advised the Regulatory Authorities of all states, Union Territories may in pursuance of section 37 of RERA read with other enabling provisions in their respective jurisdictions issue orders/directions to extend the registration for which the completion date as per registrations expired on or after 26.03.2020 for a period of 6 months.”

4. *“Accordingly, under the force majeure, the TG RERA has issued orders No.14, 15 and 16 dated 13.05.2020, 29.09.2020 and 01.06.2021, for extending the validity of the RERA registrations which are expiring on or after 25.03.2020 for a total period of 18 months.”*

5. In this connection, we would like to inform you that our project is entitled for extension under force majeure as per the above provisions/orders vide above para no 2,3 & 4 for a period of ____ months/Years up to Dt._____, but we are seeking extension for only ____Months/ year’s up to Dt_____, since _____(Percentage of Completion) of the project is already completed and we still ensure that the project will be completed within the extended timelines approved by TG RERA.

6. We are submitting all the required details of the project, i.e. Sold and Unsold Inventory. Proposed Construction Schedule, Cash Inflow and Outflow Projections to TG RERA: -

- a. **Construction Schedule:** *(Provide the present stage and the timeline for the completion of individual towers /blocks in the project and offer of possession to the allottees. Also provide the timeline for overall completion of the project development work including amenities, utilities etc.)*
- b. **Cost of Completion:** *(Provide either tower / block wise cost of completion or the overall cost of completion of the project including the amenities, utilities etc.)*
- c. **Sources of Funding:** *(Kindly provide the details of how the cost to completion will be funded Le promoter infusion of capital including upfront payment, balance receivables from sold units, sale proceeds of unsold inventory, project finance etc).*
- d. **Promoter Capital Infusion:** *(Kindly provide the timelines of when and how much the promoter will be infusing capital into the project, including any project financing availed).*

7. In addition to the above, we, the promoters of the project _____ further assure that any shortfall in cash inflows will be met

by us and that the construction work in the project will not be paused for any reason, except for those that are out of our control.

8. We hereby request you to kindly provide your consent for the proposed extension of registration of the project _____ Registration No. _____).

*Yours Sincerely,
Signature
(Name of Authorized Signatory)
Designation of the Authorized Signatory*

I/We, Allottee(s) of Unit No. _____ have fully understood the proposed completion plan of the promoter and do hereby provide my/our consent to the promoter for seeking extension of registration of the project _____ (Registration No. _____). I/We further hereby undertake to abide by the provisions of the Act and Rules thereunder.

Block/Tower No :
Unit No :
Name of Allottee:
Signature:
Contact Number:
Email Address:
Date:
Place:

Name of Co-Allottee:
Signature:
Contact Number:
Email Address:
Date:
Place:

Secretary
Sd/-

Format 5
Details of the sold and Unsold Inventory

I/We, the promoter of the project_____ (name and RERA registration number) do hereby submit the factual details of the sold and unsold inventory of the project with the consent status from the respective allottees, in the table below. Status of consent against unsold unit is marked as NA.

S.No.	Unit Number	Tower/ Block No.	Name of the Allottee & Co - Allottee, if any	Mobile Number	Email Address	Consent provided (Yes /No/ NA)	Date of Consent
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

Yours sincerely,

Signature of the Authorized Representative

Name and Designation of the Authorized Signatory

Sd/-
Secretary
TGRERA