

U.P. Real Estate Regulatory Authority

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No: 8666/UPRERA/Tech.Cell/2026-27

Date: 21st August, 2026

Office Order under Section 37

Subject:- Extension of Validity of Registration and Corresponding Completion Timelines of Real Estate Projects on Account of Force Majeure in pursuance of Advisory, dated 31-07-2026 of the Ministry of Housing & Urban Affairs, Government of India.

The Ministry of Housing & Urban Affairs, Government of India; vide its OM No: 17024/66/2018-HOUSING UD/E-9042100, dated 31-07-2026, has advised all Real Estate Regulatory Authorities that in the light of the delay attributed to the Force Majeure conditions arising from the prevailing West Asia situation, they may, in exercise of the powers conferred under the provisions of RERA, issue suitable orders or directions for grant of extension of registration and corresponding completion timelines of registered real estate projects whose completion date, revised completion date, or extended completion date falls on or after 28-02-2026, for a period of four months, through a common order or direction instead of requiring submission of separate applications for extension of registration of such real estate projects from the concerned promoters.

2. Therefore, the Authority, after thorough deliberation on the matter in view of the abovementioned Advisory of Government of India and considering all the aspects relevant to the subject, using the powers conferred upon it under Section-6 read with all other enabling provisions of the Act, has resolved to issue following directions under Section-37 of the Real Estate (Regulation and Development) Act, 2016: -

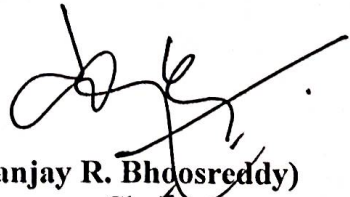
- a. The registration of all such real estate projects whose completion date, revised completion date, or extended completion date falls between 28-02-2026 and 31-10-2026 (both dates inclusive) shall be extended by four months with effect from the last date of validity of the registration. However, projects which have already received the Completion Certificate or the Occupancy Certificate, as the case may be, shall not be eligible for extension under these directions.
- b. The extension of registration under these directions shall be further subject to the following conditions being fulfilled with respect to each of the eligible projects: -



- i. The sanctioned map / layout / building plan of the project must be valid and subsisting as on 28-02-2026;
 - ii. The promoter must have filed all Quarterly Progress Reports (QPRs) due up to the last quarter of the validity of registration of the project;
 - iii. The promoter must have submitted the Annual Audit Report (REG-5) for FY 2024-25.
3. The Technical Division of the Authority shall examine all real estate projects which fulfill the eligibility criteria given at paragraph 2(a) above, verify the compliance with the conditions set out at paragraph 2(b) above, and extend the validity of the registration of projects found compliant with these conditions.
4. In case, the promoters of any of such projects have not fulfilled the requirement of filing Quarterly Progress Reports (QPRs) and/or the Annual Audit Reports referred to at paragraph 2(b) above, they shall first be required to fulfill the pending compliances. The promoter may submit a request for the four-month extension after fulfilling the pending requirements, which shall be examined by the Technical Division for verification of pending compliances, before extending the validity date of registration.
5. The extension granted under these directions pertains solely to the validity of registration and completion timeline of the project as recorded with the Authority, and shall not, in any manner, alter the contractual rights and obligations of promoters and allottees under the Agreement for Sale. Accordingly, it is hereby provided that: -
- a. The terms of the Agreement for Sale executed between the promoter and the allottees shall continue to remain unchanged and unaffected by the extension of registration of the project granted in the manner as provided herein above;
 - b. The date of possession as stipulated in the Agreement for Sale shall not stand extended or altered on account of such extension;
 - c. Interest for delay in possession, payable by the promoter to the allottee or interest on delayed payments by the allottee to the promoter, shall continue to be payable at the rate of the State Bank of India's Marginal Cost of Lending Rate (MCLR) plus one per cent (MCLR + 1%), as prescribed under the UP RERA Rules.

The directions shall come into force with immediate effect.

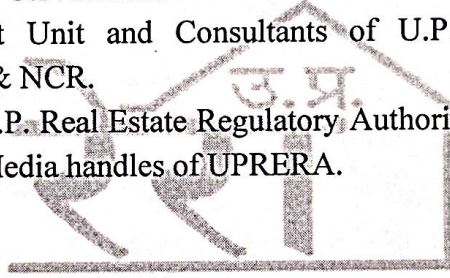
This issues with the approval of the Authority.


(Sanjay R. Bhadosreddy)
Chairman

Number and date: As above.

Copy to the following for information and necessary action at their end: -

1. Hon'ble Chairman, U.P. Real Estate Regulatory Authority.
2. All the Hon'ble Members, U.P. Real Estate Regulatory Authority, Lucknow & NCR.
3. IIDC & Additional Chief Secretary, Department of Infrastructure and Industrial Development, Government of Uttar Pradesh, Civil Secretariat, Lucknow.
4. Principal Secretary, Department of Housing and Urban Planning, Government of Uttar Pradesh, Civil Secretariat, Lucknow.
5. All CEOs, Industrial Development Authorities, Uttar Pradesh.
6. All the VCs, Development Authorities and VC, Special Area Development Authorities, Uttar Pradesh.
7. Adjudicating Officers, U.P. Real Estate Regulatory Authority, Lucknow & NCR.
8. All the officers, U.P. Real Estate Regulatory Authority, Lucknow & NCR.
9. All the promoters of the projects registered with U.P. Real Estate Regulatory Authority.
10. A.D.(Systems), U.P. RERA for uploading the Office Order on the web portal & WhatsApp Insights of U.P. RERA.
11. Project Management Unit and Consultants of U.P. Real Estate Regulatory Authority, Lucknow & NCR.
12. Media Consultant, U.P. Real Estate Regulatory Authority for upholding the Office Order all the Social Media handles of UPRERA.





(Mahendra Verma)
Secretary