

उ.प्र. भू-सम्पदा विनियामक प्राधिकरण

राज्य नियोजन संस्थान, (नवीन भवन)

कालाकांकर हाउस, पुराना हैदराबाद, लखनऊ-226007

संख्या: 1411 / यू.पी.रेरा / तक.शाखा / 2025

दिनांक: 18/02/2025

कार्यालय-आदेश

उ.प्र. भू-सम्पदा विनियामक प्राधिकरण (उ.प्र. रेरा) में पंजीकृत परियोजनाओं के समय विस्तार के सम्बन्ध में मानक संचालन प्रक्रिया (एस.ओ.पी.) का निर्धारण:-

Section 3 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter called the Act) lays down that a promoter cannot advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building in any real estate project or part of it, in any planning area without registering the project with the Real Estate Regulatory Authority (hereinafter called the Authority). Such registration is granted under Section 5 of the Act.

Further, Section 6 of the Act lays down that the registration granted under Section 5 of the Act 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. Section 6 of the Act 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, if aggregate, not exceed a period of one year.

The manner and procedure of the extension of registration of the project have been laid down under rule 7 of the U.P. Real Estate (Regulation and Development) Rules, 2016.

The Authority previously, taking into account relevant factors at that point of time, had issued guidelines with regard to the extension of registration vide office order no. 3206/UPRERA/Pari-Panji/2019-20 dated 10th April 2019, office order no. 2789/Tech.Cell/Pr.Ex./2020-21 dated 6th June 2020, office order no. 7225/U.P. RERA/Extension/ Compliances/ Order/ LKO /2021-22 dated 18th August 2021 and office order no. 1291/U.P. RERA/Tech.Cell/2021-22 dated 12th February 2022.

Over the period, the circumstances which were taken into account by the Authority while deciding the guidelines for extension of projects and consequent requirement for submission of requisite information and documents by promoters seeking such extension, has undergone substantial changes and accordingly the Authority felt the need to reconsider these guidelines and suitably revise its policy regarding Extension of Registration of Projects. The Authority, therefore, using the powers conferred upon it under Section 37 read with 34(f) and

38(2) and all other enabling provisions of the Act, the Rules, the Regulations and judicial principles laid down by the Hon'ble Courts in this behalf, does hereby issue the following revised Standard Operating Procedure (SOP) for Extension of Registration of Real Estate Projects in suppression of all the its previous orders in this regard.

The revised Standard Operating Procedure (SOP) shall come into effect from the date of its uploading on the website of the Authority.

1. Submission of Application for Extension of Registration

1.1 As provided under rule 7(1) of U.P. RERA Rules, the promoter shall make an application in the prescribed 'Form E', a digital version of which is available on the Promoter Dashboard, not less than three months prior to the expiry of the registration granted. The provisions of the rule 7(1) 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, the Regulations and appropriate orders and directions of the Authority in this regard.

1.2 The object of the Act is to get projects completed in timebound manner and protect the interest of the allottees. However, it has been observed by the Authority that promoters of many projects are failing to complete their projects within the original timelines and also defaulting in submission of the application for extension in time. The fees prescribed under rule 7(2) is applicable only if the application for extension of registration is filed within the stipulated time, i.e. three months prior to the expiry of registration. Therefore, any promoter who fails to submit the application in time, shall be required to deposit the fees for delay, in addition to the fees prescribed under rule 7(2) as per the following schedule of fees for delay.

S.No.	Delay Period	Delay Fees
1.	Before 3 months of expiry of registration	Nil
2.	Within 3 months before expiry of registration	Rs. 10,000/-
3.	Within 3 months after expiry of registration	Rs. 20,000/-
4.	Between 3 – 6 months after expiry of registration	Rs. 40,000/-
5.	Between 6 – 9 months after expiry of registration	Rs. 60,000/-
6.	Between 9 – 12 months after expiry of registration	Rs. 80,000/-

2. Details to be Submitted with Application Form

2.1 The application form shall contain the following information: -

- (a) **Basic Project Details:** Basic project details, such as Project Name, Registration No., Project Address, Project Completion Date which shall be auto filled from the registration details. It shall be the responsibility of the promoter to ensure that these details are accurate and up to date on the web page of the project.
- (b) **Valid Sanctioned Plan:** The promoter shall upload a valid sanctioned plan / building plan/ layout.
- (c) **Status of Physical, Financial and Miscellaneous QPRs:** The promoter shall ensure that all the QPRs are complete and up to date.
- (d) **Status of Annual Report on Statement of Accounts (Form-REG-5):** The promoter shall ensure that all annual reports including the latest Annual Report on Statement of Accounts is uploaded.
- (e) **Project 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.
- (f) **Extension Period Availed:** The details of previous extension granted, if any, shall be auto filled.
- (g) **Current Status of Development:** The promoter shall be required to upload authenticated progress of the project detailing the construction and development works undertaken till the date of the application.
- (h) **Explanatory Note on Delay:** The promoter shall be required to submit an explanatory note, on 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 granted by the Authority, including any previous extension(s) granted.
- (i) **Affidavit:** The promoter shall be required to submit a notarized affidavit in the prescribed format provided at **Annexure 1**.
- (j) **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 the prescribed format provided at **Annexure 2**.
- (k) **Extension Period Sought:** The promoter shall be required to fill the date till which the extension of registration is being sought.

2.2 In case the extension sought is beyond the time period allowed under Section 6 of the Act, the promoter shall be required to submit further information in addition to the above, in light of the **legal position discussed hereunder**.

The objective of the RERA Act is to ensure protection of interest of allottees and completion of the projects in a time-bound manner. Thus, the provisions of Section 6 of the Act limited the total extension period to only one-year. However, there may be circumstances where even a genuine promoter may not be able to complete the project within the time stipulated at the time of initial declaration or under extended period due to such reasons as financial constraints, NCLT etc. Such matters were considered in detail by the Hon'ble Bombay High Court in the case of Neelkamal Realtors Suburban Pvt. Ltd. and others vs Union of India and others.

It was emphasized by Hon'ble Bombay High Court that the provisions of Sections 6, 7(3), 8 and 37 are required to be considered and understood in a way to advance the purpose for which such provisions are made by the Parliament. Considering the extent of power conferred on the Authority under Section 7, a harmonious construction is needed to be put up on the provision of Section 6 of RERA. A proper construction of the provisions would mean that even in cases of lapsing of or on revocation of registration, the Authority shall not mechanically terminate the registration of the promoter or injunct him to act as a promoter, but in the facts of the case would take necessary steps in the interest of the allottees permitting the promoter to carry on the remaining development work.

The consequence of lapse of registration is that if remaining development work is pending, the promoter cannot sell, or advertise or market in view of Section 3 of RERA. Under the wide powers conferred under Sections 7(3), 8 and 37, the Authority would hold its directions in such a way so that the object and purpose of this Act i.e. to complete the development work within the stipulated time frame is achieved if the Authority does not find any deliberate lapses on part of the promoter and in case the Authority is convinced that there are exceptional circumstance compelling in nature which prevented the promoter to complete the development work then it shall be necessary for the Authority to continue the same promoter under its directions. The Authority dealing with such contingencies, if any, would deal with the relevant issues after hearing allottees/ association of allottees and other stakeholders, if any. As to how the Authority will act in furtherance of the provisions and the powers conferred on it, is required to be seen as and when such situation arises in a given facts and circumstances of a case. It could not be advisable to imagine, invent and apprehend certain situation at this stage.

Hon'ble Court harmonious construed the provisions of Sections 6, 7 and 8 of RERA and held that in case the Authority is satisfied, then the Authority would be entitled to continue the registration of the project by exercising powers under Section 7(3), 8 or 37 of the RERA. While exercising powers in this regard, the Authority shall be bound to hear the promoter, the allottee and the association of allottee. as the case may be. The construction

placed on these provisions shall not be construed to make that in every case of failure of promoter to complete the project within the extended time as prescribed under Section 6, the promoter shall be entitled as the matter of right. The Authority should decide on a case-to-case basis based on the merits.

Therefore, keeping in view the purpose and the object of the Act and directive principles laid down by Hon'ble Bombay High Court, the Authority hereby decides to lay down the following procedure and require the promoters to furnish following additional details and documents along with their application for extension of registration of a project beyond one year for consideration of the Authority for it to arrive at appropriate decision: –

- (a) **Consent of Allottees:** The promoter shall be required to upload the consent of more than 50 percent of individual allottees in the project in the format provided at **Annexure 3**, along with an excel file containing the list of sold and unsold inventory in the prescribed format provided at **Annexure 4**.
- (b) **Association of Allottees:** The promoter shall be required to form an Association of Allottees and submit the details of the AoA. The Authority may consult the AoA as and when deemed appropriate by it.
- (c) **NCLT Order & Resolution Plan (If Applicable):** The promoter shall be required to submit the NCLT Order and the corresponding Resolution Plan where the extension is being sought on account of NCLT approved Resolution Plan.
- (d) **Affidavit:** The promoter shall be required to file a declaration supported by notarized affidavit that no booking(s) / sale has taken place after the lapse of the registration.
- (e) **Sources of Finance:** The promoter shall be required to demonstrate availability of adequate financial resources for completing the project, such as funding from SWAMIH Fund or any other financial institution, confirmation from allottees for payment of balance receivables, etc.
- (f) The promoter shall be required to deposit late fee of Rs. One Lakh only in addition to the fees prescribed under rule 7(2) of the Rules.

3. Evaluation of Extension Application

3.1 For Extension Within the Limits of Section 6 of the Act

- (a) The Technical Division of the Authority shall evaluate the extension application and prepare a checklist with its objections, if any, in the prescribed format provided at **Annexure 5**.

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- (b) The Technical Division, after compiling the defects, if any, shall issue a notice to the promoter seeking response to the defects. The promoter shall be required to file its reply to the notice within 7 days from the date of the notice.
- (c) There will be a Committee of Technical, Legal and Financial Divisions to review the responses to the defects submitted by the promoter. The Technical Division may, on the directions of the Secretary call the promoter for seeking clarifications on pending objections.

3.2 For Extension Beyond the Limits of Section 6 of Act

- (a) The Technical Division of the Authority shall evaluate the extension application and prepare a checklist with its objections in the prescribed format provided at **Annexure 5**.
- (b) The Technical Division shall carry out a physical inspection of the project. A joint committee of Technical, Legal and Finance Divisions shall assess the project on the following four factors:
 - (i) **Legal Viability:** Legal due diligence to determine Legal and Regulatory factors impacting the successful execution of the project.
 - (ii) **Economic Viability:** Thorough economic analysis to determine whether the project is Net-worth Positive.
 - (iii) **Operational Viability:** Assess the ability / capability of the promoter to own the responsibility for construction / development of the project.
 - (iv) **Project Oversight by the AoA:** Assess the ability and inclination of AoA to oversee and monitor development work under the project and report to the Authority deviations, if any, from the promoter's proposed plan for completion.
- (c) The Technical Division, after evaluating the extension application and the promoter's proposed plan for completion of project, shall issue a notice to the promoter seeking his response to objections, if any. The promoter shall file his response to the notice within 7 days from the date of the notice.
- (d) The Technical Division shall review the response submitted by the promoter on the objections raised. The Technical Division may, on the directions of the Secretary U.P. RERA, call the promoter, the AoA, the lenders, as the case may be, for a personal hearing to review the responses of the promoter to the pending concerns and objections.

4. Disposal of Application

4.1 Application for Extension Within the Limits of Section 6 of the Act

- (a) The Technical Division, in case there is no objection or all the objections on the extension application have been rectified by the promoter, shall issue the certificate of extension of registration with the approval of the Secretary.
- (b) In case the objections remain pending un-addressed, the Secretary shall place the matter before the Authority. The Authority shall consider the matter and take appropriate decision after giving opportunity of hearing to the promoter.
- (c) The certificate of extension of registration in Form-F will be issued by the Secretary after the approval of the Authority.
- (d) On rejection by the Authority, the intimation of such rejection of the application for extension of registration shall be issued in Form D.

4.2 Application for Extension Beyond the Limits of Section 6 of the Act

- (a) The Secretary, U.P. RERA shall place the matter before the Authority along with a report on the legal, economic, operational viability of the project and the consent of AoA.
- (b) The Authority shall review the report and take decision after giving opportunity of hearing to the promoter and the AoA. The Authority may place such additional terms and conditions for extension of registration, as it may deem fit, in such matters.
- (c) The certificate of extension of registration in Form-F will be issued by the Secretary, as per the approval of the Authority.
- (d) On rejection by the Authority, the intimation of such rejection of the application for extension of registration shall be issued in Form D.

4.3 Re-application on rejection of application

The promoter may, in case of rejection of its application for extension of the registration of the project, re-apply for extension of registration with the payment of requisite fees after rectifying the grounds of rejection.

5. Activities after Extension of Registration

5.1 By Promoter

- (a) The promoter shall be required to reset the physical and financial quarterly targets by submitting revised Architect, Engineer and Chartered Accountant Certificates within 7 business days.
- (b) The promoter shall be required to submit a copy of the Physical and Financial Plan for Completion of the Balance Work of the Project at the end of every quarter along with the QPRs in the format given at **Annexure 2**.


- (c) The promoters, along with representatives of AoA, shall be required to attend a meeting before the Authority or an officer authorized by the Authority every quarter to update on the progress of the project in all cases of extension granted beyond the limits of Section 6 of the Act.

5.2 By Authority

- (a) All the projects where extension has been granted within the limits of Section 6, the extended period shall be shown with the name of the project.
- (b) In all cases of extension of registration beyond the limits of Section 6, such projects shall be shifted under the category of "Projects Extended Beyond Scope of Section 6" list on the U.P. RERA Web Portal immediately after issuing the certificate of extension of registration.
- (c) The Technical Division or any other Division/Officer authorized by the Authority in this behalf, shall review the QPRs against the Physical and Financial Plan for Completion of the Balance Work of the Project every quarter to assess whether the project is progressing as per the plan submitted by the promoter.
- (d) The Technical Division shall organize a meeting with the promoter and the representatives of AoA every quarter to review the progress of the project in case of extension given beyond the limits of Section 6 of the Act.
- (e) In case a promoter continues to default on the progress of the project for two consecutive quarters, the Secretary, U.P. RERA shall place the matter before the Authority for review and appropriate action as per the provisions of the Act, Rules and Regulations.

These directions issued under the order of 164th Authority meeting dated 11-02-2025 and shall come into force with immediate effect.

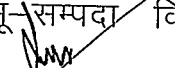
Enclosures- (I to V)


(प्रमोद कुमार उपाध्याय)

सचिव

प्रतिलिपि:—निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

1. मा. अध्यक्ष, उ.प्र. भू-सम्पदा विनियामक प्राधिकरण को अवलोकनार्थ कृपया।
2. समस्त मा. सदस्यगण, उ.प्र. भू-सम्पदा विनियामक प्राधिकरण को अवलोकनार्थ।
3. न्यायनिर्णायक अधिकारीगण, उ.प्र. भू-सम्पदा विनियामक प्राधिकरण।
4. विधि सलाहकार, उ.प्र. भू-सम्पदा विनियामक प्राधिकरण।
5. तकनीकी सलाहकार, उ.प्र. भू-सम्पदा विनियामक प्राधिकरण।
6. संयुक्त सचिव एवं उपसचिव, उ.प्र. भू-सम्पदा विनियामक प्राधिकरण।
7. सहायक निदेशक सिस्टम्स/सिस्टम एनालिस्ट, उ.प्र. भू-सम्पदा विनियामक प्राधिकरण को पोर्टल पर अपलोड करने हेतु।


(उमा शंकर सिंह)

संयुक्त सचिव

Annexure 1 – Affidavit Format
(Notarized on Rs. 100/- Stamp Paper)

To,
The Secretary,
Uttar Pradesh Real Estate Regulatory Authority,
Lucknow-226007

Sub: Affidavit - Consideration of Additional Time Extension of Registration of the project _____ (Registration No. _____).

I, _____, the Promoter/authorized signatory of the promoter _____ do hereby solemnly affirm and declare the following 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: ₹ [Amount].
 - b. Funds available from Promoter's own sources / sanctioned by financial institutions and other financing sources: ₹ [Amount].
 - c. Funds available in the separate project account: ₹[Amount].
 - d. Amount required to complete the pending work: ₹[Amount].

(Refer to **Annexure 2** for detailed financial calculations.)
8. **Timeline for Completion:** An activity-wise timeline to complete the pending work is enclosed at **Annexure 2**.
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 more than 50 percent of unique allottees (give number) for the extension of registration have been obtained and are enclosed.
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.

Place: [City]

Date: [DD/MM/YYYY]

Signature:

[Name of Deponent]

[Designation]

Attestation by Notary Public:

[Notary Seal and Signature]

Witness-1

Name:

Address:

Witness-2

Name:

Address:



Annexure 2 - Physical and Financial Plan for Completion of the Balance Work of the Project

(On Promoter's Letter Head)

To,
The Secretary,
 Uttar Pradesh Real Estate Regulatory Authority,
 Lucknow-226007

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.
 _____): -

Part – 1: Completion Plan for Towers / Blocks / Pockets / Sectors				
Details	Tower/ Pocket/ (Name)	Block/ Sector/	Tower/ Block/ Pocket/ Sector/ (Name) (Include Additional Tower/ Block/ Pocket/ Sector/ (Name)
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 %				
Money Required for Quarter 2 (Rs.)				
.....				
Work to be completed in Quarter N in %				
Money Required for Quarter N (Rs.)				

Handwritten mark

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	
3.	Money available in Transaction account	
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.

Signature:

[Name of Deponent]

[Designation]

RE

Annexure 3 – Format for Consent Letter from Allottees

(On Letter Head)

To

Sri / Smt./ Sushri 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. _____)

Sir / Madam,

This is with reference to our proposed application to Uttar Pradesh Real Estate Regulatory Authority for seeking extension of registration of the project _____ (Registration No. _____) under the provisions of the Real Estate (Regulation and Development) Act, 2016. Since the registration of our project lapsed on _____, the promoter of the project is required to submit the consent of more than 50% of the unique allottees in the project for 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 U.P. RERA:-

- 1. Construction Schedule:** *(Provide 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 i.e 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, U.P. RERA Rules, and relevant guidelines and directions of the U.P. 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. _____), 2016. I/We further hereby undertake to abide by the terms and conditions of the orders of U.P. 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:

Annexure 4 - 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

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Annexure 5 - Evaluation Checklist for Application for Extension of Registration

Checklist for Examination of Application for Extension of Registration		
Project Name with Registration ID		Date of Application
Promoter Name		New/Re-applied
Item Name		Remarks
1	Project Name	
2	Registration ID	
3	Date of Registration	
4	Project Type	
5	Project Category	
6	Project Start Date	
7	Project End Date	
8	Project Area	
9	Project Cost	
10	Project Address	
11	Approved Map	
12	Validity of Map	
13	Status of Revalidation of Map	
14	Sanctioning competent Authority	
15	Permit Number, date and its validity	
16	Copy of sanction letter, approved map and Building Layout	
17	Compounded Map with date	
18	Copy of the Compounded Map	
Compliance Status		
19	Status of Physical QPR	
20	Status of Financial QPR	
21	Status of Miscellaneous QPR	
22	Status of Annual Report (REG-5)	
23	Project Account Details- (Collection, Separate and Transaction Accounts)	
24	Extension Period Availed, if any	
25	Current Status of Construction (Tower/ Block- wise and overall including development work)	
26	Explanatory Note on delay as per prescribed format	
27	Extension period sought with valid reasons	
28	Details of sold and Unsold inventory as per prescribed format	
29	Details of physical and financial plan for completion as per prescribed format	
30	Affidavit as per prescribed format	

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31	Consent of allottees as per prescribed format	
32	Compliance Status of Orders & RCs issued by RERA	
Findings of Physical Inspection of the Project		
33		
Point wise Note on Legal, Economic, Operational Viability and Consent of AoA		
34		

Note: Where the extension application is within the limits of the Section-6, few points of the checklist shall not be applicable and should be filled as "NA".

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