

Real Estate Regulatory Authority (H.P.)

No. HP/RERA/ TCP/Miscellaneous/VoL-III/25 -1606

Dated 21/8/2026

ORDER

Subject: Extension of registration of real estate projects and corresponding project completion timelines on account of Force Majeure under Section 6 read with Section 7(3) of the Real Estate (Regulation and Development) Act, 2016

Whereas, the Ministry of Finance, Government of India, vide Office Memorandum dated 29.04.2026, has treated the prevailing situation in West Asia as "War" for the purpose of invocation of the Force Majeure clause; and

Whereas, the Ministry of Housing and Urban Affairs, Government of India, vide Advisory No. O-17024/66/2018-HOUSING-UD/E-9042100 dated 31.07.2026, has advised all Real Estate Regulatory Authorities to consider issuing suitable orders/directions for granting a four-month extension of registration and the corresponding project completion timelines in respect of registered real estate projects whose original, revised or extended completion date falls on or after 28.02.2026, in view of the prevailing circumstances in West Asia and the resultant disruption in global supply chains, including shortages and delays in the availability of construction materials; and

Whereas, Section 6 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "Act") empowers the Authority to extend the registration granted to a real estate project in the event of Force Majeure; and

Whereas, Section 7(3) of the Act empowers the Authority to permit the continuation of the registration of a real estate project subject to such terms and conditions as may be imposed in the interest of the allottees; and

Whereas, the Authority has considered the aforesaid Advisory of the Ministry of Housing and Urban Affairs, the provisions of the Act and the prevailing circumstances affecting the real estate sector, including disruption in the availability and supply of construction materials and other inputs required for timely execution of real estate projects; and

Whereas, the Authority is satisfied that the aforesaid circumstances warrant a uniform extension of registration and corresponding project completion timelines in respect of eligible registered real estate projects, in order to mitigate the impact of the Force Majeure circumstances and to facilitate orderly completion of such projects in the interest of all stakeholders;

Now, therefore, in exercise of the powers conferred under Section 6 read with Section 7(3) of the Real Estate (Regulation and Development) Act, 2016, and having regard to the aforesaid Advisory of the Ministry of Housing and Urban Affairs, Government of India, the Real Estate Regulatory Authority, Himachal Pradesh hereby orders as follows:

1. All registered real estate projects whose original, revised or extended completion date falls on or after 28.02.2026 shall stand extended by a period of four months, subject to the provisions of this Order.
2. The aforesaid extension shall be automatic and shall take effect without the requirement of submission of any separate application by the promoter. No fee shall be payable solely for availing the said four-month extension.
3. Projects registered on or after 01.08.2026 shall stand excluded from the benefit of the extension granted under this Order.
4. The aforesaid four-month extension shall correspondingly extend the validity of registration and the project completion timeline of the eligible project, including the revised or extended completion date, as applicable.
5. The concerned Registration/IT Cell of the Authority shall make the necessary amendments in the records of the Authority and on the official RERA portal to give effect to this Order.
- 6. The extension granted under this Order is confined to the extension of the registration and corresponding project completion timeline of eligible projects on account of the Force Majeure circumstances referred to herein and shall not be construed as a general waiver, suspension or extinguishment of any statutory right, liability, obligation or remedy available under the Act, the Rules or Regulations made thereunder.**
7. Without prejudice to the aforesaid extension, the statutory rights and remedies available to allottees under Sections 12, 18 and 19 of the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder shall continue to operate in accordance with law. The grant of four months' extension under this Order shall not, by itself, be treated as a blanket waiver of any entitlement of an allottee to interest, refund, compensation or any other remedy available under the Act.

8. In cases where any dispute or claim arises regarding the applicability or effect of the Force Majeure circumstances on the rights and obligations of the promoter and the allottee, the same shall be determined by the Authority in accordance with the Act, the Rules, the Regulations, the agreement for sale and the facts and circumstances of the concerned project. While determining such dispute or claim, the Authority may take into consideration the actual impact of the Force Majeure circumstances on the execution and completion of the concerned project.
9. Nothing contained in this Order shall affect any right or remedy of an allottee arising from any act, omission, misrepresentation, false statement, breach or default of the promoter which is independent of the Force Majeure circumstances covered by this Order. Likewise, the extension granted herein shall not automatically condone or regularise any violation or default committed by the promoter prior to the occurrence or impact of the Force Majeure circumstances.

This Order shall come into force with immediate effect.


Chairperson
HPRERA