



Rajasthan RERA

Rajasthan Real Estate Regulatory Authority
2nd & 3rd Floor, RSIC Wing, Udyog Bhawan, Tilak Marg,
C-Scheme, Jaipur-302005 Phone No.: 0141-2851900
Website: <http://rera.rajasthan.gov.in>

No. F.4(1)RJ/RERA/2017/Part/1196

Date 06.08.2021

Order

**Sub: Re-registration of a Registered Project or part thereof
and Modification of Estimated Finish Date**

In exercise of the powers conferred on the Authority under section 37 of the Real Estate (Regulation and Development) Act, 2016, and with a view to clarify certain matters, the following directions are hereby issued:

1. If a promoter wants to curtail the size of a registered project by deleting such part of the project in which no booking, allotment, sale or offer for sale has yet been made, the promoter shall apply for such curtailment through online module for Map Revision; and he may get the deleted part of the project re-registered at any time in future, as separate phase(s) of the project, before making any advertisement, marketing, booking, allotment, sale or offer for sale in such part of the project. In such cases of re-registration, promoter can propose a new estimated finish date for such phase(s) of the project.
2. If a promoter wants to split a registered project into two or more phases and booking, allotment, sale or offer for sale has been made in respect of unit(s) in both or all such phases, the promoter shall apply for curtailment of the existing project through online module for Map Revision; and simultaneously get the deleted part of the project re-registered as separate phase(s), by making a fresh application for registration thereof. In such cases of re-registration, status of the project (New/Ongoing) and estimated finish date of the project as declared at the time of registration of the parent project cannot be changed. But if any extension of registration had been granted for the parent project, same shall hold good for such re-registered phase(s) as well.

3. In all such cases of re-registration, a fee equal to the fee (registration fee and standard fee) as currently payable on registration of a new project shall be payable; but no penalty shall be payable on account of delayed registration of such ongoing phase or advertisement, marketing, booking, allotment, sale or offer for sale made before registration of such new project. This fee structure would also apply where re-registration may be allowed by the Authority in the case of lapsed or revoked projects or in the event of change of promoter.
4. If the promoter has not made any booking, allotment, sale or offer for sale in a registered project, and wants to change the estimated finish date of the project, he may apply for modification of estimated finish date (not amounting to extension) under online module for Project Modification. For this, under the same online module, he shall have to simultaneously also apply for updation of Form-B and the draft Agreement for Sale so as to update therein the modified estimated finish date. Where the promoter proposes to prepone the estimated finish date, he may apply for such modification even if booking, allotment, sale or offer for sale has been made in the project.

This issues with the approval of Hon'ble Chairman.

By Order,

(Ramesh Chandra Sharma)
Registrar

Copy for information and necessary action:-

1. PS to Chairman, Rajasthan RERA
2. PS to Member (Sh. Shailendra K. Agarwal), Rajasthan RERA
3. PS to Member (Sh. Salvinder Singh Sohata), Rajasthan RERA
4. PS to Adjudicating Officer, Rajasthan RERA
5. PS to Registrar, Rajasthan RERA
6. SA, DoIT & RISL Sh. Mukesh Arora
7. Coordinator, Conciliation Forum, Rajasthan RERA
8. Chairman/President, Confederation of Real Estate Developers' Associations of India (CREDAI) Rajasthan, 424, 4th Floor, Laxmi Complex, MI Road, Jaipur - 302001
9. Chairman/President, Confederation of Real Estate Developers' Associations of India (CREDAI) NCR Bhiwadi Neemrana, E-127, Industrial Area, Bhiwadi, Alwar-301019
10. President, Township Developer Association of Rajasthan (TODAR), Prim Pavilion, E-66, Nakul Path, Lal Kothi Scheme, Jaipur - 302015
11. Chairman/President, Rajasthan Affordable Housing Developers Association (RAHDA) S-220, Time Square, Central Spine, Vidyadhar Nagar, Jaipur
12. Vice Chairman, RAJREDCO, Jaipur
13. Chairman, All India Federation of Tax Practitioners (CZ), c/o Shri Pankaj Ghiya, 10, Ganesh Colony, Bhairav Path, JLN Marg, Jaipur-302004
14. Chairman, RERA Awareness Committee, ICAI, Jaipur Branch, Jain Rathore & Associates, 105, Jagdish Enclave, Hawa Sadak, Civil Line Circle, Opp. Ram Mandir, Jaipur-302006.
15. Chairman, RERA Committee, Tax Consultant Association, Jaipur, 801-803, 8th Floor, Signature Tower, DC-2, Behind Apex Bank, Tonk Road, Jaipur - 302015
16. President, RERA India Educational & Resources Federation, 6F-42 & 43, Mahima Trinity Mall, Plot No. 5, Swage Farm, New Sanganer Road, Jaipur-302019
17. Chairman, The Indian Institute of Architects, Rajasthan Chapter, 400, F-72, 'Suryoday', Subhash Marg, Bagadiya Bhawan, C-Scheme, Jaipur-302001
18. Chairman/Secretary, Rajasthan Realtors Association (RRA), 308, 3rd Floor, Plot No. 1, Felicity Tower, Sahakar Marg, Lal Kothi, Jaipur- 302005
19. Chief Editor, RERA Times, Ghiya & Company, E-68, Ghiya Hospital Complex, Sector-12, Malviya Nagar, Jaipur - 302017
20. All officers of Rajasthan RERA
21. Guard File
22. Rajasthan RERA Website
23. All promoters (through their dashboard)


Registrar