

ORDER PASSED IN THE TELANGANA REAL ESTATE REGULATORY AUTHORITY
MEETING HELD ON WEDNESDAY, 5th DECEMBER 2018 IN REGARD TO ONLINE
APPLICATIONS RECEIVED

From 8th to 15th December, 2018 FOR REGISTRATION OF ONGOING PROJECTS

Order No. 02

Dt: 6th December, 2018

In accordance with Section 3(1) of the Real Estate (Regulation and Development) Act, 2016 it is mandatory on the part of the Promoter to make application for registration of ongoing projects within a period of three months from the date of commencement of Real Estate (Regulation and Development) Act, 2016.

As per 'the Telangana state Real Estate (Regulation and Development) Rules, 2017, the projects which are approved on or after 01-01-2017 by the competent authorities viz., UDAs/DTCP/ Municipal Corporations/ Municipalities / TSIIIC as the case may be, are to be registered with TS RERA.

On inauguration day of TS RERA office i.e., 31st August, 2018 the Government has announced time line to register the projects before 30th November, 2018 through online for the projects approved between 01-01-2017 and 31-08-2018.

Further several press notes and show cause notices have also been issued for the registration of the projects on or before 30th November, 2018 clearly mentioning the proposed action to be taken as per the provisions of the Act which will be initiated from 01st December, 2018 onwards.

During the meeting held on 6th December 2018 by TS RERA, it is decided to levy penalty in respect of applications received from 8th December 2018.

After the detailed discussion and taking into consideration the facts and present position the TS RERA has decided as follows:

1. All applications received after 7th December, 2018 for the registration of Project have violated provision of section 3 (1) of Real Estate (Regulation and Development) Act 2016. Therefore, on this ground their applications are liable for rejection under section 5 (1)(b) of the Act.
2. The Authority has decided that it may not be appropriate to out-rightly reject the applications. Therefore, in exercise of the powers vested under section (59) of the Real Estate (Regulation and Development) Act, 2016 TS RERA has decided to give one more opportunity by charging Rs.50,000/- (Rupee One Lakh only) as penalty, if registration is done on or before 15-12-2018.
3. TS RERA has decided to keep the process of registration of ongoing projects open for which permission has been taken between 01-01-2017 and 31-08-2018 from the competent authorities.
4. After the application has been made by the promoter, the department would communicate through a pop-up notice / e-mail, to the Promoters, who have uploaded their application between 8th to 15th December 2018 asking them to pay online penalty for late registration.

5. If the Promoter does not agree to pay the penalty, his application shall be further processed as per the provisions of Section 5(1)(b) of the Real Estate (Regulation and Development) Act 2016.

Hence all the officers and staff are hereby informed to take note of the above and process the applications accordingly.

Sd/- Rajeshwar Tiwari IAS

Chairman TSRERA