No. O-17024/66/2018-HOUSING-UD/E- 9042100
Government of India
Ministry of Housing & Urban Affairs
(Housing Division)
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Sankalp Bhawan, New Delhi – 110 001
31st July, 2026

Subject: Advisory for extension of registration of real estate projects due to 'Force Majeure' under the provisions of Real Estate (Regulation and Development) Act, 2016 [RERA].

The undersigned is directed to refer to the above subject and state that the Ministry has received various representations from stakeholders of the real estate sector regarding the impact of the prevailing situation in West Asia which has adversely affected global supply chains, resulting in shortage of the construction materials, thereby impacting the timely construction of the real estate projects.

2. In this regard, it may be noted that vide Office Memorandum dated 29 April 2026 issued by the Department of Expenditure, Ministry of Finance, the ongoing West Asia situation has been treated as "war" for the purpose of invocation of the Force Majeure clause.

3. Section 6 of the Real Estate (Regulation and Development) Act, 2016 (RERA) provides for extension of registration of a real estate project on account of Force Majeure, which, *inter alia*, includes "war" affecting the regular development of a real estate project. Further, under Section 7(3) of RERA, the Real Estate Regulatory Authority may, instead of revoking the registration, permit it to remain in force subject to such terms and conditions as it considers appropriate in the interest of the allottees.

4. In light of the delay attributed due to the Force Majeure conditions arising from the prevailing West Asia situation and the representations received from various stakeholders, this Ministry advises all the Real Estate Regulatory Authorities that in exercise of the powers conferred under the provisions of RERA, the Regulatory Authorities may 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 February 2026, for a period of four months. Further, in order to avoid the need for submission of separate applications for extension of registration of individual real estate projects and issuance of separate orders thereon, the Real Estate Regulatory Authorities may issue a common order or direction in this regard.

5. This issues with the approval of Hon'ble Minister of Housing and Urban Affairs.

(Sanjay Kumar)
Under Secretary (Housing)

To,

Chairpersons of all Real Estate Regulatory Authorities