

FAQs by Builders on topic related to Extensions

Sr. No.	Frequently Asked Question	Professional Answer
1	What is meant by extension of registration under RERA?	It means extending the validity period of a registered real estate project when the project cannot be completed within the original completion date.
2	Under which section is extension granted?	Extension is granted under Section 6 of the RERA Act, 2016.
3	Who can apply for extension?	The promoter/builder/developer of the registered project can apply.
4	When should a builder apply for extension?	Before the expiry of the existing RERA registration period.
5	Can extension be applied after expiry of registration?	Generally, authorities discourage delayed applications. Some authorities may impose penalties or reject the application.
6	What are valid reasons for extension?	Delay due to force majeure, government approvals, natural calamities, court stay orders, pandemic situations, labour shortages, or other genuine reasons beyond control.
7	What is force majeure under RERA?	Force majeure means war, flood, drought, fire, cyclone, earthquake, or other natural calamities affecting project development.
8	Is COVID-19 treated as force majeure?	Yes. Many RERA authorities treated the pandemic period as force majeure and granted automatic extensions.
9	How much extension can be granted?	Normally up to one year, depending upon state RERA rules and circumstances.
10	Is extension automatic?	No. The promoter must apply with proper justification and documents unless special government notifications provide automatic extension.
11	What documents are required for extension?	Application form, reasons for delay, revised completion schedule, architect/engineer certificates, approvals, and payment of fees.

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12	Is a fee payable for extension?	Yes, extension fees are generally prescribed under state RERA rules.
13	Can RERA reject the extension request?	Yes, if the authority finds insufficient reasons, fraud, negligence, or non-compliance.
14	What happens if the builder does not apply for extension?	The project registration may lapse, leading to penalties and legal action.
15	Can buyers object to extension?	Yes, allottees may raise objections before the authority if they believe delays are unjustified.
16	Does extension affect buyers' rights?	No. Buyers still retain rights regarding possession, compensation, and legal remedies.
17	Can the authority impose conditions while granting extension?	Yes. The authority may impose project progress conditions and compliance requirements.
18	What is the penalty for delay without extension?	Penalties under Sections 59 and 61 may apply for non-compliance.
19	Can multiple extensions be granted?	Usually limited and subject to strict scrutiny by the authority.
20	Is revised project timeline mandatory?	Yes. Builders generally must provide a revised estimated completion date.
21	Can extension be denied due to financial problems?	Pure financial mismanagement may not always be accepted as a valid reason.
22	Does extension permit fresh booking/sales?	If registration remains valid through extension, the builder may continue lawful sales subject to compliance.
23	Is consent of allottees compulsory for extension?	Not always mandatory under Section 6, but authorities may consider buyer interests.
24	Can litigation delay be grounds for extension?	Yes, court injunctions or legal disputes can be considered valid grounds.

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25	Can environmental clearance delays justify extension?	Yes, if the delay is beyond the promoter's control.
26	What happens after extension approval?	The project registration validity is revised, and the promoter must comply with new timelines.
27	Can RERA revoke registration despite extension application?	Yes, if serious violations or fraud are found.
28	Is project progress reporting still required after extension?	Yes. Quarterly updates and disclosures continue to be mandatory.
29	Can buyers claim compensation during extended period?	Depending on facts and delay responsibility, buyers may seek interest or compensation.
30	Does each state have different extension rules?	Yes. Procedures and fees vary across state RERA authorities.

FAQs by Builders on topic related to Alterations

Sr. No.	Frequently Asked Question	Professional Answer
1	What is meant by alteration under RERA?	Alteration means any change in sanctioned plans, specifications, layout, structure, or amenities of a registered project after approval.
2	Which section governs alterations in RERA?	Section 14(2) of the RERA Act, 2016 governs alterations and additions.
3	Can a builder change the approved layout plan?	Only after obtaining consent of at least two-thirds of allottees, except for minor permissible changes.
4	Is buyer consent mandatory for alterations?	Yes, for major changes affecting plans, structure, or amenities.
5	What percentage of buyer consent is required?	Consent from at least two-thirds of allottees is required.
6	Are minor changes allowed without consent?	Yes, minor architectural or structural changes recommended by engineers/architects may be permitted.
7	What are examples of major alterations?	Addition of floors, reduction in open space, change in amenities, modification in flat sizes, or layout changes.
8	What are examples of minor alterations?	Internal adjustments, safety-related structural corrections, or technical modifications not affecting buyers materially.
9	Can a builder increase the number of flats?	Generally, buyer consent and revised approvals are required.
10	Can common amenities be reduced?	No major reduction can occur without consent of allottees.
11	Is revised approval from authorities necessary after alteration?	Yes, revised sanctioned plans from competent authorities are generally required.
12	Can the builder change carpet area?	Minor variations may be permitted, but significant changes require consent and proper disclosure.

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13	What happens if alterations are made without consent?	Buyers may file complaints before RERA, and penalties may apply.
14	Can buyers challenge unauthorized alterations?	Yes, buyers can approach RERA authority or adjudicating officer.
15	Can the builder add extra floors later?	Only if legally approved and consent requirements are satisfied.
16	Is written consent compulsory?	Yes, consent should generally be in written form/documented.
17	Can email or digital consent be accepted?	Depending on state rules and evidentiary standards, digital consent may be acceptable.
18	Does alteration require updating RERA records?	Yes, revised details and plans should be updated on the RERA portal.
19	Can changes be made during construction?	Yes, but only within legal limits and after required approvals/consents.
20	Can alteration affect possession timeline?	Yes, major modifications may delay project completion.
21	Are safety-based structural changes exempt from consent?	Usually yes, if certified by architects/engineers and necessary for safety.
22	Can the builder change project specifications mentioned in brochures?	Major deviations generally require allottee consent.
23	What if some buyers refuse consent?	Without two-thirds consent, major alterations usually cannot proceed legally.
24	Can parking layout be altered?	Significant parking changes affecting buyers may require consent and approvals.
25	Can commercial space be added in residential projects?	Only with legal approvals and required allottee consent.
26	Can open spaces or gardens be reduced?	Not without compliance and required buyer approvals.

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27	Is consent needed from all buyers or only existing buyers?	Consent is counted from allottees of booked units excluding promoter-held units.
28	Can authorities penalize builders for unauthorized changes?	Yes, penalties, compensation, or corrective orders may be imposed.
29	Can alteration lead to cancellation by buyers?	In serious violations, buyers may seek refund, compensation, or legal remedies.
30	Why is alteration regulation important under RERA?	It protects buyers from arbitrary project changes and ensures transparency.

FAQs by Builders on topic related to Registrations

Sr. No.	Frequently Asked Question	Professional Answer
1	What is RERA registration?	It is the mandatory registration of a real estate project with the State RERA authority before marketing or selling.
2	Which section deals with project registration?	Section 3 of the RERA Act, 2016.
3	Is registration compulsory for every project?	Registration is mandatory for projects exceeding prescribed limits under the Act.
4	What are the threshold limits for registration?	Projects exceeding 500 sq. meters of land area or more than 8 apartments generally require registration.
5	Can a builder advertise before registration?	No. Advertising or marketing before registration is prohibited.
6	Who is required to register the project?	The promoter/builder/developer is responsible for registration.
7	Which authority grants registration?	The respective State RERA authority grants registration.
8	What documents are required for registration?	Sanctioned plans, approvals, land title documents, promoter details, project details, financial information, and declarations.
9	Is PAN card mandatory for registration?	Yes, promoter PAN details are generally required.
10	Are land ownership documents necessary?	Yes, clear legal title documents must be submitted.
11	What is Form B declaration?	It is the promoter's affidavit/declaration regarding legal title, project completion, and fund utilization compliance.
12	What is the purpose of registration?	To ensure transparency, protect buyers, and regulate real estate projects.

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13	Is separate registration required for each phase?	Yes, each project phase may require separate registration if treated as an independent project.
14	What is the validity period of registration?	Registration remains valid up to the declared project completion period.
15	Can registration be extended?	Yes, under Section 6 for valid reasons.
16	What happens after registration approval?	The authority issues a RERA registration number and certificate.
17	Is the RERA number mandatory in advertisements?	Yes, the registration number must be displayed in advertisements and marketing materials.
18	Can booking amount be accepted before registration?	No, accepting booking amounts before registration is prohibited.
19	Can registration be rejected?	Yes, if documents are incomplete or legal compliance is not satisfied.
20	How long does RERA take to grant registration?	Generally within 30 days from application submission.
21	What happens if authority does not respond within 30 days?	Registration may be deemed approved, subject to state rules.
22	Can ongoing projects require registration?	Yes, ongoing projects without completion certificate at commencement of RERA required registration.
23	Is registration fee payable?	Yes, fees vary according to state rules and project type.
24	Can project details be modified after registration?	Certain modifications are allowed subject to compliance and approvals.
25	What information becomes public after registration?	Project details, approvals, timelines, promoter details, and progress updates are uploaded on the RERA portal.
26	Can registration be revoked?	Yes, under Section 7 for violations, fraud, or non-compliance.
27	What is the separate bank account requirement?	70% of project funds collected from buyers must be deposited in a separate account.

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| 28 | Are quarterly updates mandatory? | Yes, promoters must regularly update project progress on the RERA portal. |
| 29 | What is the penalty for non-registration? | Penalties up to 10% of project cost may apply under Section 59. |
| 30 | Can imprisonment occur for non-compliance? | Yes, serious violations may result in imprisonment under the Act. |

FAQs by Builders on topic related to Quarterly Progress Report

Sr. No.	Frequently Asked Question	Professional Answer
1	What is a Quarterly Progress Report under RERA?	It is the mandatory quarterly update submitted by promoters showing project progress and compliance status.
2	Under which section is QPR required?	Primarily under Section 11 and Section 4(2)(l)(D) of the RERA Act.
3	Who is required to file QPR?	Every promoter of a registered RERA project.
4	How often must QPR be updated?	Every quarter (generally once in three months).
5	Is QPR filing mandatory?	Yes, it is a mandatory compliance requirement.
6	Why is QPR important?	It ensures transparency and keeps buyers informed about actual project progress.
7	What information is included in QPR?	Construction status, approvals, bookings, project photographs, timelines, and development progress.
8	Is construction progress mandatory to disclose?	Yes, stage-wise construction updates are required.
9	Are project photographs compulsory?	In most states, yes. Latest construction photographs are uploaded quarterly.
10	Must promoters disclose approvals received?	Yes, promoters must disclose received and pending approvals.
11	Are sales/bookings disclosed in QPR?	Yes, many states require disclosure of units sold/booked.
12	Is financial information required in QPR?	Some states require financial disclosures and fund utilization details.
13	Where is QPR filed?	On the respective State RERA online portal.
14	Can buyers view QPR updates?	Yes, QPR information is publicly accessible on the RERA portal.
15	What happens if QPR is not updated?	Penalties, notices, or compliance action may be initiated.

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16	Can penalties be imposed for delayed updates?	Yes, authorities may impose penalties under Section 61.
17	Is there a fixed due date for QPR?	Dates vary by state RERA rules.
18	Can wrong information in QPR create liability?	Yes, false disclosures may attract penalties or legal action.
19	Can QPR affect buyer confidence?	Yes, transparent updates improve buyer trust and credibility.
20	Are engineers/architects involved in QPR preparation?	Often yes, especially for construction progress certification.
21	Can project delays be reflected in QPR?	Yes, actual progress and delays must be disclosed honestly.
22	Does QPR require revised completion timelines?	If applicable, revised timelines may need updating.
23	Can authorities audit QPR disclosures?	Yes, authorities may verify the authenticity of disclosures.
24	Is separate QPR required for each project phase?	Yes, if phases are separately registered.
25	Can QPR help avoid disputes?	Yes, regular transparency reduces buyer complaints and misunderstandings.
26	Are occupancy/completion certificates updated in QPR?	Yes, once obtained, such certificates should be uploaded.
27	What is the biggest mistake builders make in QPR?	Delayed or inaccurate disclosures.
28	Can non-updation affect project reputation?	Yes, buyers may lose trust in the project.
29	Is QPR compliance checked during extension applications?	Yes, authorities may review past compliance history.
30	Why did RERA introduce quarterly reporting?	To ensure accountability, transparency, and continuous project monitoring.

FAQs by Builders on topic related to Project End

Sr. No.	Frequently Asked Question	Professional Answer
1	What is meant by project completion under RERA?	Project completion means finishing construction according to sanctioned plans and obtaining necessary completion approvals from authorities.
2	What marks the official end of a project?	Receipt of Completion Certificate (CC) and/or Occupancy Certificate (OC), along with possession handover and compliance completion.
3	What is a Completion Certificate (CC)?	A certificate issued by competent authority confirming construction is completed as per approved plans and regulations.
4	What is an Occupancy Certificate (OC)?	A certificate allowing legal occupation/use of the building after compliance with safety and development norms.
5	Is OC mandatory before handing over possession?	Yes, possession should generally be handed over only after obtaining OC where applicable.
6	Can builders give possession without OC?	In many states, it is considered illegal or risky and may attract legal consequences.
7	What documents are required at project completion?	CC, OC, fire NOC, environmental clearance compliance, utility approvals, and handover documents.
8	What must builders upload on RERA after completion?	Completion status, certificates, project closure details, and final updates.
9	Is final project update mandatory on RERA portal?	Yes, completion details should be updated on the portal.
10	What happens if project is delayed beyond RERA timeline?	Buyers may claim interest, compensation, or refund under Section 18.
11	Can buyers refuse possession?	Yes, if major deficiencies or legal non-compliance exist.

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12	What is defect liability period?	A 5-year period during which builders must rectify structural or workmanship defects.
13	Which section covers defect liability?	Section 14(3) of the RERA Act.
14	What defects must builders rectify?	Structural defects, poor workmanship, quality issues, and service deficiencies reported within 5 years.
15	Is formation of association/society mandatory?	Yes, builders must facilitate formation of association of allottees.
16	When should common areas be transferred?	Within prescribed time after completion as per state laws and agreements.
17	Can builders retain control after project completion?	Only within legally permitted limits. Common areas must eventually be transferred.
18	What is conveyance deed transfer?	Transfer of legal title of land/common areas to association/society of buyers.
19	Is conveyance mandatory?	Yes, promoters must execute conveyance within prescribed period.
20	What are common areas under RERA?	Lobbies, lifts, gardens, parking areas, clubhouses, corridors, and shared facilities.
21	Can builders charge extra at possession stage?	Only charges agreed legally in agreement for sale and permitted by law.
22	What is possession letter?	A formal document offering possession of the unit to the allottee.
23	Is maintenance handover required?	Yes, maintenance responsibility is generally transferred to society/association after formation.
24	Can unsold inventory remain with builder after completion?	Yes, unsold units may remain with promoter subject to compliance obligations.
25	What if completion certificate is denied?	Builder must rectify deficiencies and obtain compliance approvals.
26	Can RERA impose penalties at project end?	Yes, for delay, non-compliance, false disclosures, or violations.

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27	What is the role of engineers/architects at project completion?	They certify completion and compliance with approved plans.
28	What if promised amenities are incomplete?	Buyers may seek compensation or legal remedy before RERA.
29	Can buyers file complaints after possession?	Yes, especially for defects, delays, quality issues, or missing amenities.
30	Why is project-end compliance important?	It ensures legal closure, buyer satisfaction, and protection from future disputes.