



**CIRCULAR NO.P/18/2025, Dated: 29-12-2025**

**Sub:** AP RERA – Certain un-Registered Projects noticed as per DPMS data- 50% concession on late fee applicable (Circular No. P/2/2017-5 Dt: 01.02.2021) for three months as one time opportunity- Regarding

- Ref:**
1. Real Estate (Regulation and Development) Act, 2016.
  2. G.O.Ms.No.115, MA&UD (H) Department, Dt. 27.03.2017.
  3. G.O.Rt.No.642, MA&UD (H) Department Dt. 12.09.2017.
  4. Resolution No.2 of the Authority Dt: 15.05.2019.
  5. Circular No. P/2/2017-1 Dt: 15.05.2019 of the Authority.
  6. Resolution of the Authority Dt: 11.09.2019.
  7. Circular No. P/2/2017-2 Dt: 11.09.2019.
  8. Decision of the Authority Dt: 01.01.2020.
  9. Circular No. P/2/2017-3 Dt: 01.01.2020.
  10. Resolution No.4 of the Authority Dt: 06.10.2020.
  11. Resolution of the Authority Dt: 29.01.2021.
  12. Circular No. P/2/2017-5 Dt: 01.02.2021.
  13. Review meeting with stakeholders held at AP RERA office on 06-01-2025 by the Hon'ble Minister for MA&UD, Govt. of A.P, Secretary to the Government, MA&UD Department and all AP RERA Authority members.
  14. Circular No. P/2/2025 Dt: 29.01.2025
  15. Minutes of 50<sup>th</sup> Meeting of this Authority Dt: 03.12.2025

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As per the provisions of Section 3(1) of Real Estate (Regulation and Development) Act 2016 and Rules made there under, every Real Estate project (both Proposed and Ongoing) has to be registered with the Real Estate Regulatory Authority which is a mandatory. As per the above Section no promoter in a proposed project shall advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority and every promoter in a ongoing project, shall make an application to this Authority for registration of the said project within a period of three months from the date of commencement of the Act.

Previously vide references 4<sup>th</sup> to 14<sup>th</sup> cited above, this Authority has decided to impose penalty on those promoters who have violated Section 3 of the RERA Act 2016, for the delay in registration of the Real Estate projects with the powers vested as per section 37 of the RERA Act 2016. Accordingly, few circulars have been issued from time to time.

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As per the provisions of RERA Act 2016 and rules made there under all the Promoters have to file online applications within 45 days from the date of approval of building/Layout plan from the competent Authority. If they apply within forty five days, the fee will be levied as per the schedule of rates approved by the Government vide G.O.Rt.No.642, MA&UD (H) dt.12.09.2017. If any promoter violates Section 3 of the RERA Act 2016, the late registration fee is being collected as per Circular No. P/2/2017-5 Dt: 01.02.2021.


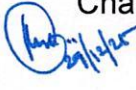
Inspite of several measures taken by this Authority, still certain Promoters have not registered their projects with this Authority. Since it is mandatory for all projects coming under the purview of the Act to be registered, this Authority has taken a decision to ensure that all such pending projects be registered with AP RERA in stipulated time.

In view of the above, this authority in accordance to the powers vested under Section 32 of the Act 2016 for promotion of real estate sector, it is hereby decided to give 50% concession on late fee applicable (Circular No. P/2/2017-5 Dt: 01.02.2021) for three months i.e **1<sup>st</sup> Januray 2026 to 31<sup>st</sup> March 2026** for all Un-Registered projects till date as a onetime opportunity.

If any un-Registered Project identified after 01.04.2026, stringent action as per section 59 of the RERA Act 2016 and Rules made there under will be taken against the promoter and liable to a penalty up to ten percent of the estimated cost of the Real Estate Project as determined by the Authority and also the un registered projects information will be published in AP RERA website for information of Plot / Home Buyers.

Copy to:

1. Peshi of Hon'ble Chairperson, AP RERA
2. Hon'ble Members of AP RERA
3. Officers and Staff
4. Stock file

  
Chairperson  
  
29/12/25.