Order No. 66 / 2026

No. MahaRERA/Secy/388/2026
Date: 07.08.2026

Subject: Extension of registration of real estate projects due to Force Majeure under Section 6 of the Real Estate (Regulation and Development) Act, 2016.

Whereas, Section 6 of the Real Estate (Regulation and Development) Act, 2016 empowers the Authority to extend the registration of a real estate project on account of Force Majeure;

And whereas, the Ministry of Finance, Government of India, vide Office Memorandum dated 29.04.2026, has treated the prevailing West Asia situation as 'War' for the purpose of invocation of the Force Majeure;

And whereas, the Ministry of Housing and Urban Affairs, Government of India, vide Advisory No. O-17024/66/2018-HOUSING-UD/E-9042100 dated 31.07.2026, has advised all Real Estate Regulatory Authorities to issue suitable common orders extending the registration and corresponding completion timelines of registered real estate projects by four months where the completion date, revised completion date or extended completion date falls on or after 28.02.2026, instead of requiring separate applications from promoters;

Now, therefore, in exercise of the powers conferred under Sections 6 and 37 of the Real Estate (Regulation and Development) Act, 2016, the Maharashtra Real Estate Regulatory Authority hereby orders as follows:

1. The registered projects whose completion dates, revised completion dates or extended completion dates fall on or after **28.02.2026,** shall stand extended by **four months**. However, projects registered on or after 01.08.2026, shall be excluded from this extension.

2. The aforesaid extension shall be granted automatically, without requiring submission of any separate application by the promoter.

3. The Registration and IT cell, MahaRERA, shall make necessary changes in the records and on the MahaRERA web portal to give effect to this Order.

This Order shall come into force with immediate effect.

(*Issued with the approval of the Authority*)

07/08/2026

(Prakash Sapale)
Secretary, MahaRERA

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