



Circular No. P/2/2017-5 Dt: 01-02-2021.

Sub: AP Real Estate Regulatory Authority – Imposition of Penalty on those projects which are not registered with the Authority – Reg.

- Ref: 1. G.O.Rt.No.642, MA&UD Department Dt. 12-09-2017
2. Resolution No.2 of the Authority Dt: 15-5-2019.
3. Circular No. P/2/2017-1 Dt: 15-05-2017 of the Authority
4. Resolution of the Authority Dt: 11-09-2019.
5. Circular No. P/2/2017-2 Dt: 11-9-2019
6. Decision of the Authority Dt: 01-01-2020.
7. Resolution No.4 of the Authority Dt: 06-10-2020.
8. Resolution of the Authority Dt: 29-01-2021.

In the 7th cited, the Authority has decided to impose penalty on those promoters who has violated Section 3 of the RERA Act, 2016.

In the reference 8th cited, AP RERA has decided to impose late fee as per section 25 R/W section 33 and 33(e) and (f) of the RERA Act, 2016 for the delay registration of the Real Estate projects across the state of Andhra Pradesh. In this regard late fee along with the applicable Penalty may be imposed as follows:

- a) All the Promoters have to file online applications within 45 days from the date of approval of building/Layout plans. 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.Ms.No.642, MA dt. 12-09-2017. If any promoter violates Section 3 of the RERA Act, 2016 penalty will be imposed as per section 59 of the Act, 2016 and the late fee as prescribed below points b-g, will be deducted from the penalty and the balance of amount has to be paid by the promoter immediately after the scrutiny of the application.

- b) If any Promoter files online applications after 45 days and before 75 days after approval of plan they have to pay the actual fee as per the G.O.+ 25% extra of the registration fee as late fee.
- c) If any promoter files online applications after 75 days and before 105 days after approval of the plan they have to pay the actual fee as per the G.O.+50% extra of the registration fee as late fee.
- d) If any promoter files on line applications after 105 days and before 135 days they have to pay the actual fee as per the G.O. +100% extra of the registration fee as late fee.
- e) If any promoter files on line application after 135 days and before 195 days they have to pay the actual fee as per the G.O. +150% extra of the registration fee as late fee .
- f) If any promoter files on line application after 195 days and before 255 days they have to pay the actual fee as per the G.O. +200% extra of the registration fee as late fee.
- g) If any promoter files on line application after 255 days they have to pay the actual fee as per the G.O. +300% extra of the registration fee as late fee.

The Current Circular comes into force with immediate effect and will be in force until further orders of the Authority.


CHAIRPERSON


Copy to:

1. Members of the AP RERA
- ✓ 2. Sr. IT Officer, AP RERA to publish in the website
3. Officers/ Staff of AP RERA
4. To be kept in record