

# ANDHRA PRADESH REAL ESTATE REGULATORY AUTHORITY

No. P/Extension/10 /2026

DATED: 12.08.2026

## CIRCULAR

**Sub:** Extension of registration of real estate projects due to 'Force Majeure' under the provisions of Real Estate (Regulation and Development) Act, 2016 as per the Advisory issued by Ministry of Housing and Urban Affairs (Housing Division).

**Ref:** Advisory issued by the Government of India, Ministry of Housing and Urban Affairs (Housing Division) in No. O-17024/66/2018-HOUSING-UD/E-9042100, dated: 31.07.2026.

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The Government of India, Ministry of Housing & Urban Affairs (Housing Division), vide reference cited above, has advised all Real Estate Regulatory Authorities that, in exercise of the powers conferred under the provisions of the Real Estate (Regulation and Development) Act, 2016, they may issue suitable orders or directions for the 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**, by treating the West Asia situation as a "**war**" for the purpose of invocation of the Force Majeure clause.

In exercise of the powers conferred under Section 6 and Section 37 of the Real Estate (Regulation and Development) Act, 2016, and having regard to the advisory issued by the Ministry of Housing and Urban Affairs, the Andhra Pradesh Real Estate Regulatory Authority hereby orders as follows,

a) The registration and corresponding project completion timeline of all registered real estate projects in the State of Andhra Pradesh, whose original completion date, revised completion date, or extended completion date falls on or after **28.02.2026**, shall stand extended by a period of **four (4) months**, subject to the provisions of the Act and this Order. However, projects registered on or after **01.08.2026**, shall be excluded from this extension.

b) In respect of projects covered under this Order, promoters shall not be required to submit separate individual applications seeking extension of registration and also there is no need for payment of any fees solely for the aforesaid period of four months.

c) This extension shall not affect the rights and remedies available to allottees under the Act in respect of matters unrelated to the delay covered by this Order.

d) The Authority reserves the right to issue further directions or clarifications, if considered necessary, in the interest of homebuyers and for effective implementation of this Order.

**(By Order of the Hon'ble Authority)**



Director 12/08/26

**APRERA**