ODISHA REAL ESTATE REGULATORY AUTHORITY

Block-A1, 3rd Floor, Toshali Bhawan, Satya Nagar, Bhubaneswar- 751007
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ORDER

No. 7817 /ORERA, Bhubaneswar. Date 30/X/26
ORERA-REGU-DOA-13/2024

Sub: Extension of registration of Real Estate projects due to 'Force Majeure' under the provision of Real Estate (Regulation and Development) Act, 2016.

The Government of India, Ministry of Housing and Urban Affairs (Housing Division) vide their letter No. O-17024/66/2018-HOUSING-UD/E-9042100 dated 31.07.2026

has issued advisory to all Real Estate Regulatory Authorities to consider extension of registration and corresponding completion timelines of registered real estate projects whose original, revised or extended completion date falls on or after 28.02.2026, for a period of four months, by treating the prevailing situation in West Asia as "war" for the purpose of invocation of the Force Majeure clause as declared vide OM No. 1/3/2026-PPD dated 29.04.2026 of Department of Expenditure, Ministry of Finance.

A decision has been taken by the Odisha Real Estate Regulatory Authority in the their 28th Authority meeting to consider the extension of registration of the Real Estate projects whose validity expires on or after 28.02.2026 as per the above advisory issued by the Government of India.

Therefore, in exercise of the powers conferred under Section 37 of the Real Estate (Regulation and Development) Act, 2016 and taking in to consideration the above advisory issued by Govt. of India, the Odisha Real Estate Regulatory Authority hereby orders as follows.

1. The registration and corresponding project completion timelines of the registered real estate projects whose original, revised or extended completion date falls on or after 28.02.2026, shall be extended for a period of 4 (four) months U/s 6 of the Act or allowed the project to remain in force instead of revoking the registration U/s 7 (3) of the Act on an application by the promoter subject to the eligibility criteria and such terms & conditions as it considers appropriate in the interest of the allottees.

2. No fee for the said extension of the registration of the project is required to be deposited by the promoter.

3. The extension granted to the project under this Order shall not absolve the promoters of their obligations under the Act, the Odisha Real Estate (Regulation and Development) Rules, 2017, and the terms and conditions of project registration. All other statutory compliances, including submission of Quarterly Progress Reports and adherence to sanctioned plans and applicable approvals, shall continue to apply.

Projects registered on or after 01.08.2026 shall be excluded from the benefit of this general extension.

This Order shall come into force with immediate effect.

By Order of the Authority,

30.10.2026

Secretary,
Odisha RERA

Memo No. 7818 / ORERA Date: 30/x/26

Copy forwarded to the Addl. Chief Secretary to Government of Odisha, Housing & Urban Development Department, Government of Odisha for favour of kind information and necessary action.

30.10.2026

Secretary,
Odisha RERA

Memo No. 7819 / ORERA Date: 30/x/26

Copy forwarded to all Competent Planning Authorities for favour of kind information and necessary action.

30.10.2026

Secretary,
Odisha RERA

Memo No. 7820 / ORERA Date: 30/x/26

Copy forwarded to OSD (PS/PA) to Chairperson/ Member (Admn.) / Member (Judicial) for kind perusal of Chairperson, Member (Admn.) and Member (Judicial) respectively

30.10.2026

Secretary,
Odisha RERA

Memo No. 7821 / ORERA Date: 30/x/26

Copy forwarded to all Branch officers/ Land Experts for kind information and necessary action.

30.10.2026

Secretary,
Odisha RERA

Memo No. 7822 / ORERA Date: 30/x/26

Copy forwarded to File Manager, Registration Branch/ Sr. Consultant (IT) for information and necessary action.

30.10.2026

Secretary,
Odisha RERA