

TRIPURA REAL ESTATE REGULATORY AUTHORITY (T-RERA)

**Opposite IMA Building, Near Agartala Press Club, Shakuntala Road Extension,
Agartala, Tripura**

No. F2(1) –UDD/TCPO/RERA/2020(P-1)

Dated, Agartala , the 24th June, 2025

NOTIFICATION

This is for general information of all concerned that as per Section 3(1) of the Real Estate (Regulation and Development) Act, 2016 read with Tripura Real Estate (Regulation and Development) (General) Rules, 2017, no promoter/ developer shall advertise, market, book, sell or offer for sale, 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 established under the Real Estate (Regulation and Development) Act, 2016 and subsequent rules framed under this Act namely Tripura Real Estate (Regulation and Development) (General) Rules, 2017, where the area of land proposed to be developed exceeds 500 square meters or number of apartments proposed to be developed exceeds 8 (eight) inclusive of all phases.

As per Section 9(1) of the Real Estate (Regulation and Development) Act, 2016, no Real Estate Agent shall facilitate the sale or purchase of or act on behalf of any person to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a Real Estate Project or part of it, being the part of the Real Estate Project registered under Section 3 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 8 of Tripura Real Estate (Regulation and Development) (General) Rules , 2017 being sold by the promoter, without obtaining registration under the Act.

As per Section 11(1) of the Real Estate (Regulation and Development) Act, 2016, the promoter/ developer shall update on quarterly basis the status of the project in the web page under the website of the Authority. Also as per Section 11(2) of the Real Estate (Regulation and Development) Act, 2016, the promoter/ developer shall mention the website address of the Authority and the project registration number in all advertisement or prospectus issued or published by the promoter/ developer.

As per Section 6 of the Real Estate (Regulation and Development) Act, 2016 and Rule 6 of the Tripura Real Estate (Regulation and Development) (General) Rules , 2017, the promoter/ developer shall apply for extension of the registration granted under this Act, if the project is not completed, within three months prior to the expiry of the registration granted.

As per the provision of the said Act, only carpet area (area inside outer walls) can be sold by the promoter/ developer to the customer. The promoter / developer cannot charge the cost of flat on the basis of built up area (area including outer walls) and also cannot charge on the basis of super built up/ saleable area (area of flat plus corridors, lobby, exclusive balconies, terrace etc.).

Section 59 (1) of the said Act provides that if any promoter, contravenes the provisions of section 3, he shall be liable to a penalty which may extend upto 10% of the estimated cost of the real estate project as determined by the authority. As per Section 59(2), if any promoter does not comply with the orders, decisions or directions issued under sub-section (1) of section 59 or continues to violate the provisions of section 3, he shall be punishable with imprisonment for a term which may extend upto three years or with fine which may extend upto a further ten percent of the estimated cost of the real estate project, or with both.

Section 61 of the said Act provides that if any promoter contravenes any other provisions of this Act, other than that provided under section 3 or section 4, or the rules or regulations made there under, he shall be liable to a penalty which may extend up to five percent of the estimated cost of the real estate project as determined by the Authority.

Section 62 of the said Act provides that if any real estate agent fails to comply with or contravenes the provisions of section 9 or section 10, he shall be liable to a penalty of ten thousand rupees for every day during which such default continues, which may cumulatively extend upto five percent of the cost of the plot, apartment or buildings, as the case may be, of the real estate project, for which the sale or purchase has been facilitated as determined by the Authority.

Therefore, all the eligible Promoter / Developers are requested to register their Projects including under construction projects (which has not been completed) with the T-RERA immediately and not to advertise their project in any manner (Banner / News Paper / Social media etc) without using T-RERA registration number on the advertisement. All the Real Estate Agents are also requested to register themselves under the Real Estate (Regulation and Development) Act, 2016 and Tripura Real Estate (Regulation and Development) (General) Rules, 2017.

In case of non-compliance of the provisions of the said Act, the Promoter / Developers and/or the Real Estate Agents will face consequences as per provision of the said Act.

All the Banks and Financial Institutions are hereby requested not to approve any loan or disburse any further amount (in case of already approved loan) or finance to Promoter / Developers / Builders whose Real Estate projects have not been registered with Tripura Real Estate Regulatory Authority (T-RERA).

For further details please contact with the Nodal Officer (T-RERA), Tripura Real Estate Regulatory Authority, Opposite IMA Building, Near Agartala Press Club, Shakuntala Road Extension, Agartala.


(Sri Tapas Kumar Das)

Chairperson

Tripura Real Estate Regulatory Authority