

TRIPURA REAL ESTATE REGULATORY AUTHORITY (T-RERA)

5th Floor, UD Bhawan, Shakuntala Road, Agartala, Tripura.

No. F2(1) –UDD/TCPO/RERA/2020(P-1)

Dated, Agartala , the 2nd November, 2024

NOTIFICATION

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, without Registering the Real Este 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 squāre meters or number of apartments proposed to be developed exceeds 8 (eight) inclusive of all phases.

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 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.

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/ she 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.

But it is observed that many real estate projects, which were registered with the Tripura Real Estate Regulatory Authority (T-RERA), are ongoing whose registration has already been expired and the concerned Promoter / Developers has not approached to the Tripura Real Estate Regulatory Authority following all requirements as per said Act and Rules for extension of their said projects.

Therefore, all the Promoter / Developers are requested to apply within 30th November, 2024 for extension of the registration of their Projects, which has not been completed as on date, and also not to advertise their project in any manner (Banner / News Paper / Social media etc) without using T-RERA registration number on the advertisement, failing which action may be initiated by the Tripura Real Estate Regulatory Authority as per law in case to case basis.


(Sri Tapas Kumar Das)

Chairperson

Tripura Real Estate Regulatory Authority