

UPDATE

This update has been prepared by Tanya Sumana Das and Ankit Chhaparia.

MoHUA Advisory on RERA Project Extensions: Relief for West Asia-related Force Majeure

A. *Introduction*

On 31 July 2026, the Ministry of Housing and Urban Affairs (“**MoHUA**”) issued an advisory concerning delays to registered real estate projects arising from the prevailing situation in West Asia. Referring to supply-chain disruption and shortages of construction materials, MoHUA has advised Real Estate Regulatory Authorities (“**RERA Authorities**”) to consider timeline relief under the Real Estate (Regulation and Development) Act, 2016 (“**RERA**”).

B. *Key Provisions*

- Force majeure basis: Bridging two regulatory regimes, the advisory takes the Ministry of Finance's treatment of the West Asia situation as 'war' under its Office Memorandum dated 29 April 2026 for force majeure in Government contracts and extends it to real estate projects through Section 6 of RERA, which permits extension of project registration where regular project development is affected by force majeure, including war.
- Eligible projects: Registered projects whose original, revised or extended completion date falls on or after 28 February 2026.
- Relief contemplated: Extension of project registration and corresponding completion timelines by four months.
- Common order: RERA Authorities may issue a common order or direction for all eligible projects, avoiding individual applications and promoting an efficient, uniform response to the industry-wide disruption.

C. *Key Takeaways*

- The advisory offers developers greater certainty on project timelines, but remains recommendatory. Its impact depends on State RERA Authorities operationalising it; until then, promoters should not assume that timelines stand automatically extended.
- The extension is intended for delays attributable to the West Asia-related force majeure conditions and is not a general waiver of promoter obligations or liability for unrelated delays.

- Promoters should monitor directions of the jurisdictional RERA Authority, preserve records demonstrating the impact on project execution, and align regulatory disclosures and allottee communications with any extension ultimately granted.

This Update has been prepared by Tanya Sumana Das and Ankit Chhaparia who can be reached at tanya.das@aquilaw.com and ankit.chhaparia@aquilaw.com, respectively. This Update is only for informational purposes and is not intended for solicitation of any work. Nothing in this Update constitutes legal advice and should not be acted upon in any circumstance.