

From  
Additional Chief Secretary to Govt. Haryana,  
Town and Country Planning Department,  
Haryana, Chandigarh.

To  
The Director,  
Town and Country Planning Department,  
Haryana, Chandigarh

Memo No. 7/14/2026-2TCP Dated:- 05.05.2026

**Subject:-      Fixation of penalties under Section 24A of the Haryana Apartment Ownership Act 1983.**

In view of The Haryana Jan Vishwas (Amendment of Provisions) Act, 2025 (Haryana Act No. 11 of 2026), the Governor of Haryana is pleased to fix the penalties under Section 24A of the Haryana Apartment Ownership Act, 1983 for the offence committed under Section 2 of the Act *ibid*, pertaining to delay in filing of deed of declaration beyond the prescribed period of 90 days after obtaining part Completion/Completion certificate under Rules 1976 framed under the Haryana Development & Regulation of Urban Areas Act, 1975 or Occupation certificate under Rules 1965 framed under the Haryana Schedules Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 whichever is earlier, as under:-

| Sr. No. | Delayed period                       | Penalty         |
|---------|--------------------------------------|-----------------|
| 1       | Upto 60 days                         | Rs. 10,00,000/- |
| 2       | More than 60 days but upto 90 days   | Rs. 20,00,000/- |
| 3       | More than 90 days but upto 120 days  | Rs. 30,00,000/- |
| 4       | More than 120 days but upto 150 days | Rs. 40,00,000/- |
| 5       | More than 150 days but upto 180 days | Rs. 50,00,000/- |

**Note:-** i) The above rates shall came into effect from the date of notification of the Ordinance i.e. dated 30.10.2025.

ii) Further, as per the provisions of section 3 & 5 of the Act No. 11 of 2026, the above minimum amount of penalty provided shall be increased by ten per cent after expiry of every three years from the date of commencement of this Act. The amount of penalty as imposed shall be recoverable as arrears of land revenue in cases where the same is not deposited.

iii) Builders who have not filed Deed of Declaration till 30.10.2025 (Date of Ordinance), they are required to pay the penalties for the period prior to the commencement of the Haryana Jan Vishwas (Amendment of provisions) Ordinance, 2025 as per the old composition policy dated 07.01.2013 and for the period post commencement of the Ordinance as per the new provisions as mentioned in above table. *For e.g. if a colonizer obtained an occupation certificate on 01.06.2025 and he did not file*

*DoD within the prescribed time of 90 days i.e. till 30.08.2025 and files the same on 01.02.2026, then he shall have to pay penalty of Rs. 1,00,000/- upto 30.10.2025 (Date of Ordinance) as per policy dated 07.01.2013 and for remaining period of delay i.e. for 94 days he shall pay the penalty of Rs. 30,00,000/- as per new provisions proposed in above table.*

iv) Upon payment of above prescribed penalties, the offence committed under section 2 of the Act *ibid* shall be deemed to be compounded under section 24-C of Act *ibid* on issuance of an order by the Director in this respect.

v) The policy dated 07.01.2013 shall stand repealed w.e.f date of ordinance i.e 30.10.2025.

Sd/-

(Superintendent)

For Additional Chief Secretary to Govt. Haryana  
Town and Country Planning Department