



# MEGHALAYA REAL ESTATE REGULATORY AUTHORITY

## MEGHALAYA RERA

📍 Kharmalki (Behind Shillong Law  
College), Dhanketi, Shillong 793001

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All information is simplified into common language and the amounts are presented as per the rules notified in Meghalaya

## REAL ESTATE AGENT FEES

TYPE	FRESH REGISTRATION FEE	RENEWAL FEE	VALIDITY
Individual	₹10,000	₹5,000	5 years
Entity (firm, company, partnership)	₹50,000	₹25,000	5 years



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## PROJECT REGISTRATION FEES (BY TYPE)

Project Type	Fee per sq. meter (up to 1,000 sqm)	Fee per sq. meter (above 1,000 sqm)	Maximum Fee Cap
Group housing	₹5	₹10	₹5 lakh
Mixed (residential & commercial)	₹10	₹15	₹7 lakh
Commercial projects	₹20	₹25	₹10 lakh
Plotted development projects	₹5	₹5	₹2 lakh

**Note: Fee is calculated based on the total area of land being developed, not the built-up area.**

### Extension of Project Registration

- *Fee for Extension: 50% of the original registration fee (except in force majeure events, like natural disasters, then no extension fee is charged).*



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## COMPLAINT FILING FEES

Type	Fee
Complaint with the Authority (general violations)	₹1,000
Complaint with Adjudicating Officer (compensation)	₹1,000

## Other Documented Charges & Penalties

- *Interest Payable: SBI's highest Marginal Cost of Lending Rate + 2% (applies to promoters and allottees for delays, etc.).*
- *Compounding of certain offence fines:*
- *10% of the estimated cost of the project or plot/building, depending on the section under which offence is compounded.*
- *No other miscellaneous/floating fees are documented in the rules besides these major ones.*

## SUMMARY

- Registering as a real estate agent will cost ₹10,000 (person) or ₹50,000 (company); renewals are half that every 5 years.
- Registering a new project? Commercial projects are ₹20-25/sq. meter (max ₹10 lakh). Plots are ₹5/sq. meter (max ₹2 lakh).
- Filing a complaint with the authority or for compensation both cost ₹1,000.
- To simply extend a project registration, pay half the original fee.
- For violations, interest is decided as "bank rate plus 2%". Fines for compounding serious offences are 10% of the project/plot cost.