



K-RERA/T3/102/2020

19-07-2021

## ORDER

**Sub:** Extension for date of completion & date of expiry of registration of Real Estate Projects due to 'Force Majeure' under provision of Real Estate (Regulation & Development) Act 2016- reg:

- Ref:** 1. Resolution in the 13<sup>th</sup> meeting of the Kerala Real Estate Regulatory Authority held on 05/07/2021.  
2. K-RERA Order K-RERA/T3/102/2020, dated 15/05/2020

According to Section 6 RERA Act 2016," *The registration granted under section 5 may be extended by the Authority on an application made by the promoter, due to force majeure, in such form and on payment of such fee as may be prescribed:*

*Provided that the Authority may in reasonable circumstances, without default on the part of the promoter, based on the facts of each case, and for reasons to be recorded in writing, extend the registration granted to a project for such time as it considers necessary, which shall, in aggregate, not exceed a period of one year:*

*Provided further that no application for extension of registration shall be rejected unless the applicant has been given an opportunity of being heard in the matter.*

*Explanation. — For the purpose of this section, the expression "force majeure" shall mean a case of war, flood, drought, fire, cyclone, earthquake or any other calamity caused by nature affecting the regular development of the real estate project."*

The authority has taken cognizance of the adverse effects of second wave of COVID- 19 pandemic and the consequent lockdown declared in the State and resolved to treat this as an event of 'force majeure' as per the above provision of the Act. Similarly, during the first wave of COVID- 19 pandemic also the Authority, vide its Order referred 2<sup>nd</sup> above, had given an extension of 6 months to the date of completion and expiry of registration of the real estate projects.

In these circumstances, the Authority, invoking the provisions contemplated under **Section 6** of the Act read with **Rule 8** of the Kerala Real Estate (Regulation and Development) Rules, 2018, has decided to give a further extension, to the date of completion and expiry of registration of the real estate projects for which the date of completion as per registration certificate **expires on or after 01/04/2021**, up to a maximum period of **6 months** and also decided to waive the fee for such extension, as prescribed under the Rules.

**KERALA REAL ESTATE REGULATORY AUTHORITY**  
**TC 25/1379, CRA D-112, Near Pentecostal Church,**  
**Plamoodu – Charachira Road, Tvm-695003**

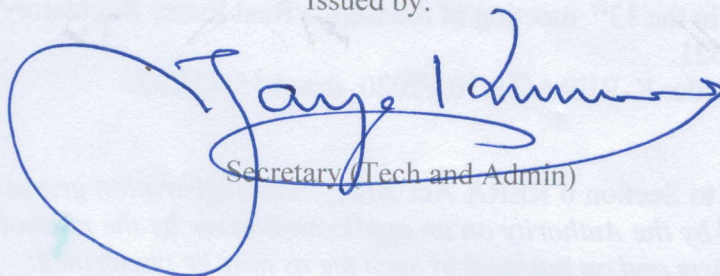
Hence the Promoters of the real estate projects who are in need of such an extension to the date of completion of any of their project, shall apply in **Form E** annexed to Kerala Real Estate (Regulation and Development) Rules, 2018 for which the Authority shall give the extension for the period sought by the Promoters (only up to a maximum of 6 months) in **Form F**, without charging any fee.

Sd/-  
Member

Sd/-  
Chairman

Issued by:



  
Secretary (Tech and Admin)