



K-RERA/T3/102/2020

Dated: 15-05-2020

ORDER

Sub: Date of completion & Date of Expiry of registration of Real Estate Projects - Extension due to 'Force Majeure' under provisions of Real Estate (Regulation & Development) Act 2016 - reg:

Ref: Resolution in the Seventh meeting of the Kerala Real Estate Regulatory Authority held on 15/05/2020.

Section 6 of Real Estate (Regulation & Development) Act 2016, provides for extension of registration of real estate project on account of 'force majeure', which include any calamity caused by nature affecting development of real estate projects. The authority has taken cognisance of the adverse effects of COVID19 pandemic and the lockdowns on the real estate projects in the state and resolved to treat this an event of 'force majeure' as per the provisions of the Act.

The authority has resolved the following:

- (1) In the case of all **registered real estate projects** under jurisdiction of Kerala Real Estate Regulatory Authority for which, the date of completion as per registration expires on or after 25th March 2020, the registration and completion date shall automatically be extended further by 6 months. Fresh certificates for registration of projects with revised timeline in each such registered real estate project shall be subsequently issued at the earliest.
- (2) In the case of application for all **ongoing real estate projects** for which Certificates of Registration for Real Estate Project are yet to be issued, but the date of completion committed to the allottees is on or after 25th March 2020, the date of registration and date of completion shall also be extended further by 6 months beyond date of completion mentioned in the application form A1 for registration of the project. However, against item No: 48 of the application form A1 for registration of such project, the applicant (promoter) shall mention only the date of completion already committed to the allottees, without accounting for such 6 months extension.

Secretary (Technical)