



CIRCULAR

NO. RERA/ENF-2020/23

DATED: 28/10/2020

This circular is issued in compliance with the order dated 29.09.2020 of the High Court of Punjab and Haryana passed in CWP No.8781 of 2020; and is in supersession of Circular no.RERA/ENF-2020/20 dated 13.05.2020.

2. The spread of Novel Corona Virus (COVID-19) has had a serious impact on the social and economic life in the country. The World Health Organization had declared COVID-19 to be a pandemic on 11.03.2020. The Government of India and the Government of Punjab have taken various steps with a view to save human lives, and also to mitigate the adverse effects of the spread of the virus.

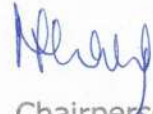
3. The Finance Ministry of the Government of India have already declared that COVID-19 would come under the category of '*Force Majeure*'. The phenomenon has affected the real estate sector adversely, in various ways. Accordingly, many developers of real estate projects including the CREDAI, Punjab have made representations to this Authority to take steps to minimize the affect of COVID-19 on the real estate sector.

4. The Real Estate Regulatory Authority, Punjab has considered the existing situation from all aspects and hereby determines that the current COVID-19 pandemic is a '*Force Majeure*' situation for the purposes of the Real Estate (Regulation and Development) Act, 2016 in the State. In view of this it has been decided as follows: -

- a. For all registered projects where completion date or revised completion date or extended completion date is on or after 15th March, 2020, the period of validity for registration of such projects shall be automatically extended by six months from the original date. This extension will be allowed without payment of extension fee.
- b. For all projects whose registration had lapsed prior to 15th March 2020 and in which applications for extension are under consideration, the period of validity for registration of such projects shall be extended by six months in addition to

the extension period that would normally be granted on processing the application.

- c. Similarly, the time limit for all statutory compliances in relation to real estate projects and real estate agents, in accordance with the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder, which had become due between 15th March 2020 and 15th September 2020 is extended by six months from the original date.
- d. The above would not be applicable to those projects whose registration had expired on or before 15.05.2019.



Chairperson
Real estate Regulatory Authority
Punjab