Office Order

Subject: Advisory for extension of registration of real estate projects due to ‘Force Majeure’ under the provisions of RERA Act, 2016.

In the 93rd meeting held on 18.05.2020, Haryana Real Estate Regulatory Authority, Panchkula, considered State Government Memo No. 1/32/2020-1TCP dated 15.05.2020 issued by the Town & Country Planning Department as well as Office Memorandum No. O-17024/230/2018-Housing-UD/EFS-9056405 dated 13.05.2020, from Ministry of Housing and Urban Affairs, Government of India and observed as under:

a) That due to outbreak of Covid-19, there was complete lockdown throughout the country from 25.03.2020 to 03.05.2020. The Covid-19 has hit all the activities and resulted in many restrictions including free movement of people from one state to other. It has brought the world to a grinding halt and has severely affected the ability of the business to fulfil contractual obligation and sustain their operations. The World Health Organization has declared Covid-19 a pandemic on 11.03.2020.

b) In view of the above, the Authority, pursuant to Section-37 of the Real Estate (Regulation & Development) Act, 2016 read with the other enabling provisions/ powers conferred under the Act and the Rules made thereunder decided as under:

i. That Covid-19 being a natural calamity shall be considered as a force majeure event for all intents and purposes.

ii. That the developer/real estate project shall get relief/relaxation in compliance with the various provisions of the Act and Rules made thereunder, for a period of six months from 25.03.2020 to 24.09.2020.
iii. That the period of registration, extension and for compliance of various provisions of the RERA Act/ Rules made thereunder shall stand extended for a period of six months as mentioned above.

iv. That no late fee/ penalty shall be paid/ payable by the Developer to the Authority on account of delay in filing application for registration/ submission of requisite information of the project during the period of six months as mentioned above.

Date: 26.05.2020
Place: Panchkula

Executive Director
HRERA, Panchkula

Endst. No. HRERA-PKL/ED/2020/ 3167-73

Dated: 26.05.2020

A copy of the above is forwarded to the following for information and necessary action.

i. CTP, HRERA, Panchkula
ii. AO (P), HRERA, Panchkula.
iii. JC (B & A), HRERA, Panchkula.
iv. Readers, Complaint Section, HRERA, Panchkula.
v. PS to Hon’ble Chairman.
vi. PS to Hon’ble Member-I.
vii. PS to Hon’ble Member-II.

Executive Director
HRERA, Panchkula.