

RELIEFS PROVIDED BY THE GOVERNMENT (CENTRAL AND STATE) IN LIEU OF THE COVID-19 PANDEMIC

The chart hereinbelow encapsulates a comparative analysis of the directions and concessions, provided to stakeholders, as on 20th June, 2020, by the Central Government and several State Government(s) under the Real Estate (Regulation and Development), Act, 2016, in view of the COVID – 19 pandemic, in order to de-stress the real estate sector:

S. No.	Competent Authority/ State /Union Territory	Date Of Notification / Order	Statutory Provisions	Period/ Timeline of Extension	Extension Fee/ Interest	Statutory Compliance	Lapsed Projects	Other Reliefs
PART – I								
RELIEFS / MEASURES PROVIDED BY THE CENTRAL GOVERNMENT								
1.A	Ministry of Housing and Urban Affairs	Office Memorandum dated 13 th May 2020	The Ministry of Housing and Urban Affairs invoked Section 6 of the Real Estate (Regulation and Development) Act, 2016 to provide that COVID – 19 is a natural calamity and to be treated as a 'force majeure' event. By virtue of powers conferred under Section 37 read with Section 34(f) of the Real Estate (Regulation and Development) Act, 2016, further invoked Section 5, 6, 7(3) of the Real Estate (Regulation and Development) Act, 2016	The Ministry of Housing and Urban Affairs has advised that with respect to all registered projects for which the completion date or revised completion date or extended completion date as per the registration expires on or after 25 th March 2020, the regulatory authorities may take the following actions: a The Regulatory Authorities, may issue suitable order/ directions in order to		The Ministry of Housing and Urban Affairs has advised that for all projects whose validity expired on or after 25 th March 2020, the Regulatory Authorities, may, extend concurrently the timelines of all statutory compliances in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016, and rules and regulations made thereunder.		The Ministry of Housing and Urban Affairs has advised that for all projects whose validity expired on or after 25 th March 2020, the Regulatory Authorities, may, issue fresh 'Project Registration Certificates' with revised timelines in each such registered real estate project, at the earliest.

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			and rules thereunder for registration and extension of projects.	automatically extend the registration and completion date or revised completion date or extended completion date by a period of 6 (six) months; b The Regulatory Authorities, may, on their own discretion, <i>consider</i> to further extend the date of completion as per registration for another period upto 3 (three) months, if there is special need of invoking ' <i>force majeure</i> ' in the respective State/ Union Territory.				

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1.B	Ministry of Housing and Urban Affairs	Office Memorandum dated 28 th May 2020		In addition to the above, the Ministry has also issued this Office Memorandum advising the Urban Local Bodies/ Urban Development Authorities/ other state/ Central Government Agencies, states/ concerned agencies to: a. consider COVID – 19 situation as a "Force Majeure"; b. for all projects whose validity expired on or after 25 th March 2020 states may issue necessary directives to extend the validity automatically, of all various approvals by Urban Local Bodies/ Urban Development Authorities/ other State agencies		The Ministry of Housing and Urban Affairs have further advised that, for all projects whose validity expired on or after 25 th March 2020 states may issue necessary directives to extend timelines for subsequent compliances by the building proponents as per the precondition given, automatically by a period of 9 (nine) months.		

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				including commencement / completion certificates, payment schedule of charges including development charges, 'No Objection Certificates' from various agencies by 9 (nine) months.				
PART – II								
RELIEFS / MEASURES GRANTED BY THE STATE GOVERNMENT(S)								
1.A	Maharashtra Relief provided Prior to the Advisory of Central Government dated 13 th May 2020	Order No.: 13/ 2020 dated 2 nd April 2020	MahaRERA invoked Section 5, 6, 7(3) read with Section 34(f) of the Real Estate (Regulation and Development) Act, 2016; and Rule 4(2) of Maharashtra Real Estate (Regulation and Development) Rules, 2017, for granting registration and extension of projects.	MahaRERA has provided various reliefs with respect to the registered projects, where the revised or extended completion date expires on or after 15th March 2020 has been <u>extended by 3 (three) months</u> and has provided a revised timeline for the said registered projects.		MahaRERA has also provided for various reliefs pertaining to statutory compliances which were due in March/ April/ May have been primarily <u>extended till 30th June 2020.</u>		

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1.B	Maharashtra Relief provided Post the Advisory of Central Government dated 13 th May 2020	MahaRERA Order No: 14/2020 dated 18 th May 2020	MahaRERA invoked Section 6 of the Real Estate (Regulation and Development), Act, 2016, for extension granted to a project. Further invoked Section 37 read with Section 34(a), 34(f) and 34(g) of the Real Estate (Regulation and Development), Act, 2016.	The MahaRERA vide its Order No. 13/2020 had already revised the project validity by 3 (three) months. In addition to the above, the said validity has been extended further by a period of 3 (three) months . For further extension beyond the aforesaid 6 (six) months, for adversely affected projects, the promoters will have to apply in accordance with the provisions of the Real Estate (Regulation and Development), Act, 2016.	The MahaRERA may at its own discretion waive the fee for such extension due to force majeure event, which shall be in accordance with the Real Estate (Regulation and Development), Act, 2016 and Rule 7 of the Maharashtra Real Estate Registration Rules, 2017. Further, the force majeure period will be treated as a "moratorium period" for the purpose of calculating interest under Section 12, 18, 19(4) and 19(7) of the Real Estate (Regulation	The time limits for compliances under Section 11 of the Real Estate (Regulation and Development), Act, 2016, which become due during such force majeure event, shall automatically stand extended until the expiry of the force majeure period. Further, the compliances due under Section 17 of the Real Estate (Regulation and Development), Act, 2016 that become due during the force majeure period may be completed in a period extending till the expiry of the force majeure period .		Registration of Documents: Any registration of agreement for sale, which becomes due during the force majeure period under Section 13 of the Real Estate (Regulation and Development), Act, 2016, may be registered in a period extending until the expiry of such force majeure period. Date of Possession: The date of possession is deemed to be extended by the force majeure period. Refunds: In order to ensure that the available liquidity in the designated RERA Accounts gets utilized on priority, the said Order of the MahaRERA provides that: a. any refund under Rule 19 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017, which becomes due during the force majeure period, is allowed to be executed in a period extending up to 1 (one)

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					and Development), Act, 2016.			month after the expiry of the force majeure period. b. Further, any amount due and payable under Section 40 of the Real Estate (Regulation and Development) Act, 2016, during the force majeure period, shall be recovered any time after the expiry of the force majeure period.
2.A	Karnataka Relief provided <u>Prior</u> to the Advisory of Central Government dated 13 th May 2020	Circular KRera No.Sec.CR.04 /2019-20 dated 4 th April 2020	KRERA invoked Section 5, 6, 7(3) read with Section 34(f) of the Real Estate (Regulation and Development) Act, 2016; and Rule 7 of Karnataka Real Estate (Regulation and Development) Rules for granting registration and extension of the projects.	For the registered projects having the completion/ revised completion date expiring on or after 15th March 2020 , the period of validity for the registration of such projects has been <u>extended for a period of 3 (three) months</u> and the revised timelines for the completion of such registered projects are to be issued.		KRERA has also provided various reliefs pertaining to statutory compliances with respect to the projects which were due in March/ April/ May have been primarily <u>extended till 30th June 2020</u> .		Hearings: All complaint cases listed for hearing up to 14 th April 2020 before the KRERA and the adjudicating officer have also been adjourned except for the cases that are urgent in nature.

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2.B	Karnataka Relief provided Post the Advisory of Central Government dated 13 th May 2020	Circular No: K-RERA/Secy/04/2019-20 dated 19 th May 2020	KRERA invoked Section 5, 6, 7(3) read with Section 37 and 34(f) of the Real Estate (Regulation and Development) Act, 2016, for granting registration and extension of the projects.	With regard to the registered projects having the completion, revised completion date or extended completion date expires on or after 15th March 2020 , the period of validity for the registration of such projects has been extended by KRERA for a period of 6 (six) months , as opposed to 3 (three) months as earlier provided, by invoking the 'force majeure' clause.		KRERA further provided that it shall accordingly issue project registration certificates, with revised timelines at the earliest, without submission of any extension application by the promoters. In relation to the statutory compliances, it also provided that, with respect to the projects, the statutory compliances of which were due by 15th March 2020 have been extended till 15th September 2020 as opposed to 30 th June, 2020.		Hearings: The KRERA further provided that all the complaint cases listed for hearing up to 14 th April 2020, have also been adjourned until the next date of hearing. However, the cases of urgent nature shall be considered for having either in person or through 'Skype' in order to avoid gathering of litigants, lawyers and visitors.
3.A	Tamil Nadu Relief provided Prior to the Advisory of Central Government dated 13 th May 2020	Circular dated 6 th April 2020		TNRERA has automatically extended all registrations that are valid as on 1st February 2020 are extended automatically upto 30th June 2020 ; and		TNRERA has also provided for various reliefs pertaining to statutory compliances which were due in March and June 2020 have been primarily extended till September 2020 .		

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				the completion period of all registered projects have been <u>extended by a period of 5 (five) months</u> , the validity of the registration has also been made coterminous with the revised completion date.				
3.B	Tamil Nadu Relief provided <u>Post</u> the Advisory of Central Government dated 13 th May 2020	Circular dated 22 nd May 2020		In addition to its Circular dated 6 th May 2020, TNRERA <u>extended</u> the validity of registration and completion period of all the registered projects by <u>1 (one) month over and above the 5 (five) months</u> period on account of 'Force Majeure' event due to COVID - 19 pandemic.				

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4.A	Gujarat Relief provided <i>Prior</i> to the Advisory of Central Government dated 13 th May 2020	Order No. 33/2020 dated 13 th April 2020	GujaratRERA invoked Section 5, 6, 7(3) of the Real Estate (Regulation and Development) Act, 2016; and Rule 6, 7(1) of Gujarat Real Estate (Regulation and Development) Rules, 2017 for granting registration and extension of the projects.	With respect to the projects having their end date on or between 1st April 2020 and 31st March 2021 , the promoters are allowed to apply for the one time extension of their project end date.	Application fee for the registration extension has been waived off in view of the COVID – 19 outbreak and the lockdown.			Project Registration Alteration Application Fee Waiver: The one time project alteration application fee has also been waived off for the promoters who are applying for the de-registration of the identifiable separate portion of project inventory for the registered project.
4.B	Gujarat Relief provided <i>Post</i> the Advisory of Central Government dated 13 th May 2020	No: GujRERA/Order-35 dated 16 th May 2020	GujaratRERA by virtue of powers conferred under Section 37 read with Section 34(f) of the Real Estate (Regulation and Development), Act, 2016 provided for registration or extension under Section 5, 6, 7(3) of the Real Estate (Regulation and Development), Act, 2016.	With respect to projects for which the completion date or extended completion date expires on or after 25th March 2020 , the completion date or extended completion date is <i>automatically extended by a period of 6 (six) months</i> by invoking force majeure clause; and this relief remains		GujaratRERA further provided that the promoters of the projects registered with GujaratRERA will continue submission of their compliances (including QRP) during the extended time period.		Lapsed Projects: The registration of the registered projects which has lapsed prior to 25th March 2020 , for which the applications for extension have been made and are under consideration, have also been <i>extended by a period of 6 (six) months</i> , in addition to the extension period normally granted. The registration of the registered projects which has lapsed prior to 25th March 2020 , for which

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				available beyond the automatic extension time granted under Order dated 13 th April 2020. Further, the cut-off date for availing relief under the said Order dated 13 th April 2020, <u>stands revised from 31st March 2021 to 30th September 2021.</u>				<p>the applications for extension have not been made, have also been <u>extended by a period of 6 (six) months</u>, provided that they make an application for extension on the portal along with the requisite fee.</p> <p>Applicability on Buyer – Seller Agreements: This order shall also apply to all buyer-seller agreements entered prior to 25th March 2020, for which the project completion date in on or after 25th March 2020. Further, the promoter shall extend similar extension in payment to allottees, if requested, where the due dates are between 25th March 2020 and 30th September 2020.</p>
5.A	Uttar Pradesh Relief provided <u>Prior</u> to the Advisory of Central Government	Press Release dated 14 th April 2020		The date of completion of the projects with the completion date between 15th March 2020 and 31st December 2020,		UPRERA has allowed the promoters to update the QPR of the first quarter of the year 2020 by 31st May 2020 . Any other statutory compliances pending at the level of the Promoter has		Power to Secretary: The Authority has delegate upon the Secretary, to decide the matters of registration and extension including the registration of the projects outside the planning area.

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		dated 13 th May 2020		have been <u>extended by 3 (three) months.</u>		also been <u>extended till 31st May 2020.</u>		The Secretary may take the consent of the Chairman through email depending on the circumstances.
5.B	Uttar Pradesh Relief provided <u>Post</u> the Advisory of Central Government dated 13 th May 2020	Press Release dated 20 th May 2020	UPRERA by virtue of powers conferred under Section 37 read with Section 34(f) of the Real Estate (Regulation and Development), Act, 2016, provided for extension under Section 5 and 6 of the Real Estate (Regulation and Development), Act, 2016; and Rules 6 and 7 of the U.P. Real Estate (Regulation and Development), Rules, 2016.	With regard to the registered projects for which the completion date or revised completion date or extended completion date as per the registration expires on or after 25th March 2020 , the registration and completion date has been <u>automatically extended</u> by UPRERA, by a period of <u>6 (six) months</u> , on account of COVID – 19 pandemic by invoking the 'force majeure' clause.		UPRERA further extended the time limit for various statutory compliances including any of the previous Quarterly Progress Reports and/ or Annual Audit Reports of the projects under the U.P. Real Estate (Regulation and Development), Rules, 2016 or under the U.P. Real Estate Regulatory Authority (General) Regulations, 2019 and the Orders of the Authority, which were due to be submitted by 31st March 2020 have been <u>extended upto 30th June 2020</u> , without any payment of late fee.		
5.C	Uttar Pradesh Relief provided <u>Post</u> the	Order No. 2789/Tech.Ce II/Pr.Ex./2020	UPRERA by virtue of powers conferred under Section 37 read with Section 34(f) of the	With regard to the registered projects for which the completion date or revised	The UPRERA has further provided that, no fees will be charged from the	UPRERA further extended the time limit for various statutory compliances (including any of the		Project Registration Certificate: The UPRERA has provided that it shall soon issue the fresh 'Project

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	Advisory of Central Government dated 13 th May 2020	-21 dated 6 th June 2020	Real Estate (Regulation and Development), Act, 2016, issued various direction with regard to extension of validity of projects and statutory compliances.	completion date or extended completion date as per the registration expires on or after 25th March 2020 , the registration and completion date or revised completion date or extended completion date, as the case may be, is extended by a period of <u>6 (six) months</u> , on account of COVID – 19 pandemic by invoking the 'force majeure' clause. Provided that the project will not require an extension of the CC/OC of the project has been already obtained.	promoters with respect to such extension.	previous Quarterly Progress Reports and/ or Annual Audit Reports of the projects) under the U.P. Real Estate (Regulation and Development), Rules, 2016 or under the U.P. Real Estate Regulatory Authority (General) Regulations, 2019 and the Orders of the Authority, which were due to be submitted by 31st March 2020 have been <u>extended upto 30th June 2020</u> . Further, for the aforesaid extension, the time-limit for submission of any of the previous QPRs and Annual Audit Reports, the late fee as prescribed in Office Memorandum No. 3206/U.P.- RERA/Pari.Panjee./ 2019-20 dated 10 th April 2019, has also been waived as a one-time measure provided that		Registration Certificate' with revised timeline for each such registered real estate project.

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						the promoter fills and submits all such reports by 30 th June 2020.		
6.A	Chhattisgarh Relief provided <i>Prior</i> to the Advisory of Central Government dated 13 th May 2020	Order No.40/RERA/2020/520 dated 20 th April 2020	Chhattisgarh RERA invoked Section 5, 6, 7(3) read with Section 34(f) of the Real Estate (Regulation and Development) Act, 2016; and Rule 7 of Chhattisgarh Real Estate (Regulation and Development) Rules, 2017 for granting registration and extension of the projects.	Registration dates of projects whose completion date was between 15th March 2020 to 30th April 2020 , have been <u>extended to 30th June 2020.</u>		The quarterly update of registered projects for January, 2020 to March, 2020 which was supposed to be done by 30th April 2020 is now <u>extended to 31st May 2020.</u>		
6.B	Chhattisgarh Relief provided <i>Post</i> the Advisory of Central Government dated 13 th May 2020	Circular No. 43/ RERA/2020/548A dated 14 th May 2020	Chhattisgarh RERA invoked Section 37 of the Real Estate (Regulation and Development), Act, 2016, for granting registration and extension of the projects.	For all registered real estate projects under the jurisdiction of Chhattisgarh RERA, for which the date of completion expires on or after 25th March 2020 , the registration and completion date shall be automatically		The quarterly update of registered projects for January, 2020 to March, 2020 is now <u>extended to 31st October 2020.</u> Further, the quarterly update for April, 2020 to June, 2020 is now <u>extended to 31st October 2020.</u>		

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				<u>extended by further period of 6 (six) months.</u>				
7.A	Rajasthan Relief provided <u>Prior</u> to the Advisory of Central Government dated 13 th May 2020	Order No. F1 (146) RJ/RERA/ 2020/ 848, dated 13 th May, 2020	RJRERA invoked Section 6, Section 37 of the Real Estate (Regulation and Development), Act, 2016 read with Rule 7 of Rajasthan Real Estate (Regulation and Development) Rules, 2017, to provide that COVID – 19 is a natural calamity and to be treated as a ' <i>force majeure</i> ' event and further issued various directions while invoking the same. Further, invoked Section 12 and Section 18 of the Real Estate (Regulation and Development) Act, 2016 for providing relaxation in payment of interest or compensation.	In-principle, across the board approval is granted to extend the estimated finish date and period of validity of the registration shown in the registration certificate <u>by a period of 12 (twelve) months,</u> for all real estate projects that were registered and not already completed, lapsed or revoked as on 19th March 2020. The said extension is also available for the real estate projects that have been registered after 19th March 2020 upto the date of the said	The fee for extension, as prescribed, has also been waived off. However, the standard fee as prescribed by the RJRERA's Order dated 16 th August 2019 shall be applicable as usual. Further, no interest or compensation will be payable under Section 12 or Section 18 of the Real Estate (Regulation and Development) Act, 2016 for the period covered by aforesaid	RJRERA has also <u>extended</u> the time limit for various compliances (including quarterly and annual reports of the project), which were/ are due to be made between March 2020 and December 2020, <u>by 31st March 2021.</u>	The projects that had lapsed before 19 th March 2020 RJRERA has allowed the benefit of extension (as mentioned above), in an event the promoter of such project first applies for a usual extension and pays requisite fee and penalty as applicable under the RJRERA's Order dated 16 th August 2019 and the same is granted, by virtue of which the project becomes valid as on 19 th March 2020.	Moratorium on Execution of Refund Orders: In lieu of the COVID- 19 pandemic, no coercive steps will be taken by the RJRERA for execution of refund orders issued in past or that may be issued. Issue of Certificate for Extension: The Certificate of Extension of registration of projects in Form – F, shall be issued by the RJRERA, for individual projects, on submission of a simple application along with the standard fee. A special window on web portal of RJRERA will be created for online submissions and automatic generation of certificates, before 30th June 2020 and the said applications may be submitted by the promoter at any time upto 31st March, 2021. Those who

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			Further, invoked Section 14 of the Real Estate (Regulation and Development) Act, 2016 for enabling the promoters to alter the projects.	<u>order, i.e., 13th May 2020.</u>	extension is the estimated date of the project.			wish to avail the said extension but do not submit such application and generate such certificate upto 31 st March 2021, will cease to be eligible for such extension. Alteration in Projects: The RJRERA has, on a case to case basis also allowed the promoters to curtail or alter the registered projects as per the usual practice. The guidelines for the same are more particularly detailed in the said Order dated 13 th May 2020.
7.B	Rajasthan Relief provided <u>Post</u> the Advisory of Central Government dated 13 th May 2020	Order No, F1(83)RJ/RER A/2019/873 dated 22 nd May 2020	RJRERA invoked Section 6, 7 and 8 read with Section 37 of the Real Estate (Regulation and Development), Act, 2016, for providing procedure for processing extension of registration of projects.	The RJRERA directed and provided for the procedure for <u>processing extension</u> of registration <u>beyond 1 (one) year</u> period for deserving cases. No promoter will be entitled to extension beyond 1 (one) year period as a matter of right and the same may be granted by	The application for extension shall be accompanied with a demand draft or other proof of payment of standard fee as specified in Para 3 of Authority's order No. F.4(1)RJ/RERA/2017/D-3080 dated 16 th August 2019.	The application for extension shall be submitted <i>before</i> the expiry of 1 (one) year period granted under Section 6 of the Real Estate (Regulation and Development), Act, 2016.		Lapsed Projects: Where extension is not applied for under this order or the same is refused, the project remaining incomplete at the end of 1 (one) year extension provided will be treated as a lapsed project and the Authority may take further steps to get the development of the same complete under Section 8 of the Real Estate (Regulation and Development), Act, 2016.

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				<p>the Authority only in compelling circumstances and reasons and the Authority shall be free to impose any special condition(s) as it may consider necessary for granting the same.</p> <p>Further, before deciding such application, the allottees and/ or the association formed under Section 11 of the Real Estate (Regulation and Development), Act, 2016, will be given an opportunity of being heard and the same shall be without prejudice to the rights and interests of the allottees.</p>	<p>In cases of delay in submission of application beyond the specified deadline, the extension fee along with penalty and standard fee shall be payable as specified in Para 3 of Authority's order No. F.4(1)RJ/RERA/2017/D-3080 dated 16th August 2019.</p>			
8.A	Goa Relief provided Prior to the Advisory of	Order F.No. 3/RERA/Tech. Orders/2020/278 dated 21 st April 2020		All projects registered under GoaRERA wherein the completion date/ revised completion		The time limits for all statutory compliances in accordance with the Real Estate (Regulation and Development), Act, 2016		

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	Central Government dated 13 th May 2020			date/ extended completion date expired on or after 15th March 2020 , the validity of period of the same have been extended by 3 (three) months .		and rules made thereunder, which were due in the month of March/ April/ May have been <u>extended to 30th June 2020</u> .		
8.B	Goa Relief provided <u>Post</u> to the Advisory of Central Government dated 13 th May 2020	Order F.No. 3/RERA/Tech. Orders/2020/317 dated 29 th May 2020	GoaRERA by virtue of powers conferred under Section 37 read with Section 34(f) and 34(g) of the Real Estate (Regulation and Development), Act, 2016, provided for extension under Section 6 of the Real Estate (Regulation and Development), Act, 2016.	The validity of the projects as revised by GoaRERA vide it's Order dated 21 st April 2020, has been <u>extended by a further period of 3 (three) months suo-motu</u> . The said extension is in addition to the extension already granted to a project under the first proviso of Section 6 of the Real Estate (Regulation and Development) Act, 2016.		Further, the time limits for compliances under Section 11 and Section 17 of the the Real Estate (Regulation and Development) Act, 2016, which became due anytime during the force majeure period, <u>stands automatically extended for a period until the expiry of the force majeure period</u> .		Moratorium Period: GoaRERA further provided that the <u>'force majeure period' will also be treated as a moratorium period</u> for the purpose of calculating interest under Section 12, 18, 19(4) and 19(7) of the Real Estate (Regulation and Development) Act, 2016. Sale Documents: GoaRERA further provided that, any registration of the agreement for sale, which has become due during the force majeure period under Section 13 of the Real Estate (Regulation and Development) Act, 2016, <u>can be registered in a period</u>

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				Further, with respect to further extension beyond the aforesaid 6 (six) months, the promoters will have to apply in accordance with the provisions of Section 6 of the Real Estate (Regulation and Development) Act 2016.				<p><u>extending the expiry of the force majeure period.</u></p> <p>Date of Possession: The date of possession as already mentioned in the registered agreements for sale, <u>has also been deemed to be extended by the force majeure period.</u></p> <p>Amounts Due: The GoaRERA further provided that any amounts that have become due and payable under Section 40 of the Real Estate (Regulation and Development) Act, 2016, shall be recovered after the expiry of the force majeure period.</p>
9	<p>Madhya Pradesh</p> <p>Relief provided <u>Prior</u> to the Advisory of Central Government</p>	Order No. 2956/Project/Secy/2020 dated 6 th May 2020	Central Advisory Council had been established under Section 41 of the Real Estate (Regulation and Development) Act, 2016 by the Ministry of	MPRERA has provided for an <u>extension of 6 (six) months</u> for all registered projects where completion date/ revised completion date/extended		Time limits of all statutory compliances which were due by 31st March 2020 are <u>extended up to 30th June 2020.</u>	<p>Projects lapsed prior to 15th March 2020, where:</p> <p>i. application for extension has been made / is under consideration; <i>or</i></p>	<p>Applicable to Buyer – Seller Agreements: Such extension is applicable to all buyer-seller agreements entered prior to 15th March 2020 for which completion date is on/after 15th March 2020. In such cases, agreed construction period would</p>

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		dated 13 th May 2020	Housing and Urban Development. Thereafter, MPRERA invoked Section 5 of the Real Estate (Regulation and Development) Act, 2016 to provide that COVID – 19 is a natural calamity and to be treated as a 'force majeure' event.	completion date is on or after 15th March 2020.			ii. application for extension has not been made – the period of validity for registration shall be extended by 6 (six) months. Provided, in latter case, payment of necessary late fee should be made. Under both circumstances, 6 (six) months period is in addition to the period normally granted on processing the application. (Calculation of late fee: From 15 th March 2020 to 15 th June 2020)	be understood to be extended by 6 (six) months.
10	Punjab Relief provided Prior to the Advisory of Central Government	Circular No. RERA/ENF-2020/20 dated 13 th May 2020		PunjabRERA has provided for an <u>extension of 6 (six) months</u> for all registered projects where completion date/ revised completion		Time limit of all statutory compliances which had become due till date is <u>extended up to 30th June 2020.</u>	Projects lapsed prior to 15 th March 2020, where: i. application for extension has been made / is under consideration; <i>or</i> ii. application for extension has not	

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		dated 13 th May 2020		date/extended completion date is on or after 15th March 2020.			<p>been made – the period of validity for registration shall be extended by 6 (six) months. Provided, in latter case, payment of necessary late fee should be made.</p> <p>Under both circumstances, 6 (six) months period is in addition to the period normally granted on processing the application.</p> <p>(Calculation of late fee: From 15th March 2020 to 30th June 2020)</p>	
11	Telangana Relief provided <i>Prior</i> to the Advisory of Central Government dated 13 th May 2020	Order No: 14Dt: dated 13 th May 2020	TelanganaRERA invoked Section 5, 6, 34(f) of the Real Estate (Regulation and Development), Act, 2016 and Rule 6 of the Real Estate (Regulation and Development) Rules, 2017, for	For all registered projects whose completion date expiring on or after 15th March 2020 , the period of validity for registration of such projects have been <i>extended by a</i>	TelanganaRERA further provided that with respect to extension of registration of the registered projects, <i>no fee would be payable</i> on			

S. No.	Competent Authority/ State /Union Territory	Date Of Notification / Order	Statutory Provisions	Period/ Timeline of Extension	Extension Fee/ Interest	Statutory Compliance	Lapsed Projects	Other Reliefs
			granting registration and extension of the projects.	<u>period of 6 (six) months,</u> i.e., from 15 th March 2020 it has been <u>extended to 14th September 2020.</u>	account of the 'force majeure' event.			
12	Kerala Relief provided <u>Post</u> the Advisory of Central Government dated 13 th May 2020	Order No. K-RERA/T3/102 /2020 dated 15 th May 2020	K-RERA Invoked Section 6 of the Real Estate (Regulation and Development), Act, 2016 to provide for extension of registration of real estate project on account of 'force majeure' event.	For all registered real estate projects under the jurisdiction of K-RERA, for which the date of completion expires on or after 25th March 2020 , the registration and completion date shall be automatically <u>extended by further period of 6 (six) months.</u> With respect to applications for all ongoing real estate projects for which the Certificates of Registration is yet to be issued, but the completion date is on				

S. No.	Competent Authority/ State /Union Territory	Date Of Notification / Order	Statutory Provisions	Period/ Timeline of Extension	Extension Fee/ Interest	Statutory Compliance	Lapsed Projects	Other Reliefs
				or after 25th March 2020 , the date of completion for the same shall also be <u>extended for a period of 6 (six) months.</u>				
13	Haryana, Gurugram Relief provided the Post the Advisory of Central Government dated 13 th May 2020	Order No. 9/3-2020 HARERA/GGM (Admn) dated 26 th May 2020	HARERA by virtue of powers conferred under Section 37 read with Section 34(f) of the Real Estate (Regulation and Development), Act, 2016, provided for extension under Section 5, 6, 7(3) of the Real Estate (Regulation and Development), Act, 2016.	HARERA provided that for all registered projects under the jurisdiction of HARERA, Gurugram, for which the completion date or revised completion date or extended completion date as per the registration expired on 25th March 2020 , have been <u>extended automatically by 6 (six) months,</u> by invoking 'force majeure' clause on account of COVID – 19 calamity.		HARERA has further extended concurrently the timelines of all statutory compliances in accordance with the provisions of the Real Estate (Regulation and Development), Act, 2016 and rules and regulations framed thereunder.		

S. No.	Competent Authority/ State /Union Territory	Date Of Notification / Order	Statutory Provisions	Period/ Timeline of Extension	Extension Fee/ Interest	Statutory Compliance	Lapsed Projects	Other Reliefs
				HARERA further provided that the authority shall issue fresh 'Project Registration Certificates' with revised timeline in each such case of registered project, at the earliest.				
14	Haryana, Panchkula Relief provided Post the Advisory of Central Government dated 13 th May 2020	Office Order No. HRERA-PKL/ED/2020/3167-73 dated 26 th May 2020.	HARERA- Panchkula. by virtue of powers conferred under Section 37 of the Real Estate (Regulation and Development) Act, 2016 read with other enabling provisions, directed that the COVID – 19, being a natural calamity shall be considered as a force majeure event for all intents and purposes and further issued various directions with regard to extension of validity of projects and statutory compliances..	HARERA – Panchkula provided that the developer/ real estate project shall get relief/ relaxation in compliances with various provisions of the Real Estate (Regulation and Development), Act and rules framed thereunder, <u>for a period of 6 (six) months from 25.03.2020 to 24.09.2020.</u>	HARERA – Panchkula has further provided that no late fee/ penalty shall be paid/ payable by the developer to the HARERA – Panchkula Authority on account of filing application for registration / sub,ission of requisite information of projects during the said period of 6 (six) months.	HARERA- Panchkula has further provided that the period of registration, extension and for compliance of various provisions of the Real Estate (Regulation and Development), Act, 2016 and rules and regulations framed thereunder, shall <u>stand extended for a period of 6 (six) months.</u>		