

**REAL ESTATE REGULATORY AUTHORITY
MADHYA PRADESH**

Order

No: 2956/Project/Secy/2020

Date: 06-05-2020

Subject: Revision of project registration validity and extension in date for statutory compliance in view of Covid 19 pandemic.

The country has been severely affected by the sudden outbreak and rapid spread of the Novel Coronavirus (Covid-19) which has created a health and economic crisis of monumental proportions. The World Health Organization (WHO) had, on 11th March, 2020, declared Covid-19 to be a pandemic and called for countries to take immediate actions to save human lives.

In India, from 24th March, 2020, a complete lockdown of the entire country was declared, initially until 14th April, 2020, which was extended till 3rd May, 2020 and then partially up to 17th May, 2020, allowing only operation of selected services and economic activity in a graded manner. Accordingly Government of Madhya Pradesh, by way of precaution and to stop this contagious virus from further spreading, has been declaring lockdowns in a manner that workforce has not been able to attend work/construction sites, and supply chains of materials necessary for construction activities have been partially disrupted.

Finance Ministry of Government of India, acknowledging the above extraordinary crisis, has declared via its circular dated 19th February, 2020 that Covid-19 would come under the category of 'force majeure' for specified financial purposes. Accordingly in order to revive the economy, it has granted several concessions to the industry. Recognizing this crisis, RBI has also allowed banks to provide a three month moratorium on fixed term loans and EMI payments.

The Central Advisory Council, established under the section 41 of the Real Estate (Regulation & Development) Act, 2016 by the Ministry of Housing and Urban Development, Government of India, consisting of representatives of Developers as well as Allottees and Regulators has also echoed the same sentiment in its meeting dated 25th April, 2020 and has recommended relaxations to the sector, including a six-month extension in registration for projects having a valid registration.

Various associations of real estate developers, including the Confederation for Real Estate Developers Associations of India (CREDAI) and NAREDCO (National Real Estate Development Council) have made representations to the Authority.

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Therefore, the Real Estate Regulatory Authority of Madhya Pradesh hereby determines that under section 5 of the Act, the current Covid-19 pandemic is a force majeure situation of a special kind affecting the regular development of real estate projects in the State. The nature of the calamity is such that it has a similar and equal effect on all projects. Hence a common decision is being taken rather than a case-to-case decision on individual applications.

The force majeure effect of the Covid-19, insofar as registration and project completion period is concerned, shall stand modified, limited to the following:

- (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.
- (b) For all registered projects the registration of which has lapsed prior to 15th March, 2020 and in which applications for extension have been made and 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) For all registered projects the registration of which has lapsed prior to 15th March 2020 and in which application for extension has not yet been made, the period of validity for registration of such projects shall be extended by six months in addition to the period that would normally be granted on processing the application, provided they apply for extension after paying the necessary late fee. In calculation of late fee, the period from 15th March, 2020 to 15th June, 2020 shall be excluded.
- (d) Further, the time limits of all statutory compliances (quarterly and annual reports, including that of real estate agents, in accordance with the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder, which were due by 31st March 2020 and thereafter, are extended up to 30th June, 2020.
- (e) This general order on extension will also apply to all buyer-seller agreements entered into prior to 15th March, 2020 for which the completion date is on or after 15th March, 2020. Only for such agreements, the agreed construction period would be understood to be extended by six months.
- (f) The general extension granted by this order is not applicable to cases for determination of compensation which shall be considered by the adjudicating officer on a case-to-case basis depending on the facts of the case and the type of compensation demanded, but bearing mind the spirit of this order.

(Approved by the Authority)


Secretary

Real Estate Regulatory Authority (MP)
Bhopal

Copy to:

1. Pvt Secretary, Hon. Chairman for kind information please.
2. Pvt Secretary, Hon. Member (Judicial/Technical) for kind information please.
3. Adjudicating Officer for kind information & necessary action please.
4. Execution Officer for kind information & necessary action please.
5. Technical Advisor for kind information & necessary action please.
6. Consultant-IT for kind information & necessary action please.
7. Account Officer for kind information & necessary action please.
8. Concer Registered Developers for kind information & necessary action please.



Secretary

**Real Estate Regulatory Authority (MP)
Bhopal**