



Telangana State Real Estate Regulatory Authority
640 AC Guards, MA & UD Campus, Masab Tank, Hyderabad.

Order No.15, Dt.29.09.2020

Subject: Revision of Project Registration Validity and Extended Timeline for Statutory compliances in view of Covid 19 Pandemic for a further period of (06) months.

As a measure to facilitate developers cope with the highly stressed environment arising out of *forcemajure* circumstances in the Real Estate Sector due to the outbreak of the Novel Coronavirus (COVID-19), earlier (06) months extension of validity of Registered Projects i.e. from 15.03.2020 to 14.09.2020 was granted by the Authority vide Order No.14, Dt.13.05.2020 to those whose completion date is expiring on or after 15th March 2020 in exercise of the powers conferred under Sections 5, 6, 34(f) of Real Estate (Regulation & Development) Act, 2016 & Rule 6 of Real Estate (Regulation & Development) Rules, 2017 in consonance with the directions and guidelines issued by the Ministry of Home Affairs, Government of India and the State Government from time to time.

It is further observed that there are difficulties in procuring raw material leading to reduced construction activities of ongoing real estate projects despite of lifting lockdown restrictions by the Government. Also, there were unexpected exodus of migrant labourers in large numbers from real estate industry to their native states and their return to their respective work places is at a very slow pace. Also the supply chain of materials and equipment from different parts of the country, has been badly impacted due to the pandemic as it became imperative for the Central and State Governments to impose lockdown restrictions.

Therefore, keeping in view of the above circumstances, in order to further alleviate the critical circumstances and damage caused by the ongoing COVID-19 pandemic on Real Estate sector and also taking into consideration the reasons and circumstances that are influencing the duration of completion of only registered projects whose date of completion of projects is on or after 15.03.2020, the Authority, in exercise of the powers

conferred under Sections 5, 6, 34(f) of Real Estate (Regulation and Development) Act, 2016 & Rule 6 of Real Estate (Regulation & Development) Rules, 2017 has decided that:

1. For all the registered projects whose completion date is expiring on or after 15th March 2020, the period of validity of registration of such projects shall further be extended by another six months (from 15.09.2020 to 15.03.2021).
2. The promoters/developers/builders are not liable to pay any fee for the extension of registration of the registered projects as the Covid-19 pandemic is a force majeure situation of its special kind.

As approved by the Authority.


SECRETARY
TSRERA