



Karnataka Real Estate Regulatory Authority

#1/4, Ground Floor, Silver Jubilee Block, Unity Building, CSI Compound,
3rd Cross, Mission Road, Bengaluru - 560027.



KRera No.Sec.CR.04/2019-20

Date: 04-04-2020

CIRCULAR

World Health organisation(WHO) on March 11 2020, has declared Novel Corona Virus(COVID)-19 as a Pandemic and called for the countries to take immediate action to save human lives.

On 23.03.2020, Government of Karnataka by way of precaution and to stop this contagious virus from further spreading has been declared controlled lockdowns up to April 1st, 2020.

Subsequently on 24.03.2020 the Government of India has been declared for complete lockdown of the entire country for Twenty-One days (i.e. until 14.04.2020) allowing only operation of select essential services. In view of these partial lockdowns / recent complete lock down, the progress of the real estate projects registered with the Karnataka Real Estate Regulatory Authority(KRERA) has been severely affected.

On account of imposition of lock down in India for 21 days i.e. up to 14.4.2020 all complaint cases listed for hearing up to 14.4.2020 before the Karnataka Real Estate Regulatory Authority and the Adjudicating Officer, KRERA, need to be adjourned.

Due to the aforesaid lockdowns, the supply chains for obtaining construction materials have been disrupted and the Labour workforce may have migrated back to their home states. Under these circumstances, Real estate projects across Karnataka will take some time to restart work.

Further, while granting registration/extension under Section 5, 6, 7(3) of the Real Estate (Regulation and Development) Act or Rule 7 of Karnataka Real Estate (Regulation and development) Rules framed thereunder, the Authority has to take into consideration reasons and circumstances that influence the duration for completion of projects. And these sections are to be read with Section 34(f) of the Act, wherein the Authority is required to ensure

14.5. 

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compliance of the obligations cast upon the promoters, the allottees and real estate agents.

Recognizing this, RBI has also allowed banks to provide a three month moratorium on fixed term loans and EMI payments and in order to aid government efforts in controlling the damage of COVID-19 and ensure that completion of KRERA registered projects does not get adversely affected.

Therefore, the Authority has been decided that,

- a) For all KRERA Registered projects where completion date, revised completion date or extended completion date expires on or after 15th March 2020, the period of validity for registration of such projects shall be extended by three months. KRERA shall accordingly issue project registration certificates, with revised timelines for such projects, at the earliest.
- b) The time limits of all statutory compliances in accordance with the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder, which were due in March / April / May are extended to 30th June 2020.
- c) All complaint cases listed for hearing upto 14.4.2020 before the Karnataka Real Estate Regulatory Authority and the Adjudicating Officer, KRERA, have been adjourned except cases urgent in nature to avoid gathering of litigants/lawyers/visitors. Next dates of hearing in each case will be posted on the website of the Authority.

(As approved by the Authority)

19. S. *The Kumaris*
Secretary

Karnataka Real Estate Regulatory
Authority