



GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

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F.No. 3/RERA/Tech.Orders/2020/ 317

Date: 29/05/2020

ORDER

Sub: Invoking '*Force Majeure*' for Covid-19 Pandemic.


- Ref: 1. Advisory regarding extension of registration of real estate projects and concurrently extending timelines of all Statutory Compliances, due to *Force Majeure* under the provisions of Real Estate (Regulation and Development) Act, 2016 (RERA) issued by Ministry of Housing and Urban Affairs (MoHUA) dated 13/05/2020.**
- 2. Order vide no. 3/RERA/Tech.Orders/2020/278 dated 21/04/2020 issued by Goa RERA.**
- 3. Circular vide no. 3/RERA/Off.Matters/2019/65 dated 17/01/2020 issued by Goa RERA.**

In pursuance to the advisory of Government of India and in exercise of the powers under section 37 read with Section 34(a), 34(f) and 34(g), a *force majeure* period of six months, from 15th March to 14th September, 2020 is being invoked and the following directions are issued with immediate effect:

1. Goa RERA vide Order No. 3/RERA/Tech.Orders/2020/278 dated 21/04/2020 has already revised project validity by three months. The said validity is extended by a further period of 3 months suo-motu. The aforesaid extension will be in addition to the extension already granted or that may be granted to a project under the first proviso to Section 6 of the Act.
2. For further extension beyond the aforesaid 6 months, for adversely affected projects, concerned promoters will have to apply in accordance with provisions of Section 6.

3. The time limits for compliances under Section 11, which become due anytime during *force majeure* period, stand automatically extended for a period till the expiry of *force majeure* period.
4. 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 Act.
5. The work of registration of sale documents has been adversely affected due to non-functioning of the offices of the Sub-Registrar. Therefore, any registration of agreement for sale, which becomes due during the *force majeure* period under Section 13 of the Act, can be registered in a period extending till the expiry of *force majeure* period.
6. The dates of possession mentioned in already registered agreements for sale, shall be deemed to be extended by the *force majeure* period.
7. Due to non-functioning of the concerned offices, the work of transfer of title and conveyance has been adversely affected. Therefore, any compliance under Section 17 that becomes due, during the *force majeure* period is allowed to be completed in a period extending till the expiry of the *force majeure* period.
8. Similarly, any amount, which under Section 40 of the Act, becomes payable during the *force majeure* period, shall be recovered after the expiry of the *force majeure* period.

This is issued with approval of the ‘Authority’.


29/5/2020

(Yugandaraj V. Redkar)
Dy.T.P., RERA

To,
All concerned.