



KERALA REAL ESTATE REGULATORY AUTHORITY

Thiruvananthapuram - 695 004

KRERA/809/2026-TA2

11-08-2026

ORDER

Sub: Extension of Date of Completion and Date of Expiry of Registration of Real Estate Projects on account of *Force Majeure* under Section 6 of the Real Estate (Regulation and Development) Act, 2016 – Orders issued.

Ref: 1. D.O. Letter No. O-17024/66/2018-HOUSING-UD/E-9042100 dated 31.07.2026 of the Ministry of Housing and Urban Affairs, Government of India.

2. Minutes of the 51st Meeting of the Kerala Real Estate Regulatory Authority held on 06.08.2026.

The Ministry of Housing and Urban Affairs, Government of India, vide the D.O. Letter cited as first above, has advised all Real Estate Regulatory Authorities to consider granting extension of registration of real estate projects on account of *Force Majeure* under the provisions of the Real Estate (Regulation and Development) Act, 2016. The Ministry has further informed that, vide Office Memorandum dated 29.04.2026 issued by the Department of Expenditure, Ministry of Finance, Government of India, the ongoing West Asia situation has been treated as "war" for the purpose of invocation of the *Force Majeure* clause. Referring to Sections 6 and 7(3) of the Real Estate (Regulation & Development) Act, 2016 the Ministry has advised the Regulatory Authorities to issue a common order granting an extension of four months in respect of registered real estate projects whose original completion date, revised completion date or previously extended completion date falls on or after **28.02.2026**, without insisting on individual applications from the promoters.

The Authority, in its 51st Meeting held on 06.08.2026, considered the above advisory of the Ministry of Housing and Urban Affairs and resolved to treat the prevailing West Asia conflict as an event of *Force Majeure* for the purposes of Section 6 of the Real Estate (Regulation and Development) Act, 2016.

Accordingly, in exercise of the powers conferred under **Section 6** read with **Section 7(3)** of the Real Estate (Regulation and Development) Act, 2016, the Kerala Real Estate Regulatory Authority hereby orders that all registered real estate projects whose original completion date, revised completion date or previously extended completion date falls on or after **28.02.2026** shall be granted a **further extension of four (4) months** of the Date of Completion and the corresponding Date of Expiry of Registration.

The said extension shall be granted without requiring individual applications from the promoters, and no extension fee shall be levied for granting such extension. The promoters are directed to attach a copy of this Order along with the existing Project Registration

Certificate as proof of the extension.

All other terms and conditions of registration and the obligations of the promoters under the Real Estate (Regulation and Development) Act, 2016, the Kerala Real Estate (Regulation and Development) Rules, 2018, and the Regulations made thereunder shall remain unchanged.

Sd/-
A. Muhammad Shabeer
Member

Sd/-
Dr. B Sandhya
Member

Sd/-
Dr. Asha Thomas
Chairperson



True copy forwarded by order

Pradeep
Dr. PRADEEP R.
Secretary (Technical and Administration)
Kerala Real Estate Regulatory Authority