



सत्यमेव जयते

RAJEEV CHANDRASEKHAR  
MEMBER OF PARLIAMENT  
RAJYA SABHA

11<sup>th</sup> May 2020

Dear HardeepJi,

**Subject:** Submission of suggestions to safeguard the interest of Home buyers in the Covid19 lockdown period.

**Reference:** Meeting of the Central Advisory Council (CAC) constituted under the provision of the Real Estate (Regulation and Development) Act, 2016 (RERA) on 29th April 2020.

It is brought to my notice by representatives of Home Buyers that a decision was taken in the above meeting to provide six months extension period for all active RERA registered projects due to Covid19 lockdown and to allow further extension on special cases after looking into the merits of each case.

Just as relief is being given to the Builders, the interest of Home buyers who are undergoing unimaginable economic hardships in these unprecedented times of Covid19 lockdown needs protection. I request you to consider two submissions.

1. The GOI has relaxed the lockdown condition to construction industry with a view to revive the economy. Therefore, Covid19 impact need not be considered as force majeure. However, should GOI consider Covid19 as a Natural Calamity under Force Majeure, the extension of completion time for RERA registered projects should be for actual lockdown period only. The home buyer should not be delayed any further.
2. The interest part on the principal amount of the Loan during this Covid19 force majeure period should be waived for the Homebuyers. For no fault of the buyers, they need not pay both rent and EMI.



This will protect the distressed Home buyers and help them negotiate this difficult period with grace.

Sincerely,

**RAJEEV CHANDRASEKHAR**

**Shri Hardeep Singh Puri**

Hon'ble Minister for State for Ministry of Housing & Urban Affairs &  
Chairman- Central Advisory Council, RERA  
Government of India  
New Delhi

Copy to:

Shri Durga Shanker Mishra  
Secretary  
Ministry of Housing and Urban Affairs  
Government of India  
New Delhi