



**KERALA REAL ESTATE REGULATORY AUTHORITY
THIRUVANANTHAPURAM**

Complaint No. 284/2021

Present: Sri P H Kurian, Chairman.
Sri. M. P Mathews, Member

Dated 23rd March, 2022

Complainants

1. Sudheesh Sharma G
Srivalsam, Villa K, Green Rich Villas,
Malecadu, Udyamperoor- 682307,
Ernakulam, Kochi

Respondents

1. M/s Indus Gratia Creative Homes Pvt Ltd
Represented by its Managing Director Viay Chandra Bose
Matrix Royale, Building No. 46-A, 1st Floor,
Near Statute Junction,
Polakkulam Road, Tripunithura,
Ernakulam- 682030
2. Vijay Chandra Bose
Managing Director
M/s Indus Gratia Creative Homes Pvt Ltd
Matrix Royale, Building No. 46-A, 1st Floor,
Near Statute Junction,
Polakkulam Road, Tripunithura,
Ernakulam- 682030



The above Complaint came up for virtual hearing today. The Complainant & Counsel for the Respondent Adv. Thomas John attended the virtual hearing.

INTERIM ORDER

1. During the previous hearing dated 02.02.2022, it was observed that some works are yet to be completed in the project and no association of allottees had been formed so far. Accordingly, an interim order dated 02/02/2022 was issued directing the Respondents to send notices to all the allottees to convene a meeting for the purpose of forming an Association of all Allottees of the project and enable the formation of Association as per sec 11(4) (e) of the Real Estate (Regulation & Development) Act, 2016 and its registration and to submit the minutes of the meeting and file detail report before next hearing after serving copy to the Complainant. It has come to the notice of the Authority that the respondents had violated the directions issued in the earlier order dated 02/02/2022. The Complainant alleged that the electricity connection was not yet provided to them.

In view of the above circumstances, the Authority hereby directs as follows: -

1. The Respondents shall send notices to all the allottees to convene a meeting for the purpose of forming an Association of all Allottees of the project and enable the formation of Association as per sec 11(4) (e) of the Real Estate (Regulation & Development) Act, 2016 and its registration, and shall submit the minutes of the meeting and file detail report **before next hearing** after serving copy to the Complainant,



failing which penalty u/s 63 of the Kerala Real Estate (Regulation & Development) Act,2016 will be initiated.

The case is posted to 04/05/2022 at 11.00 A.M. for final hearing.

Dated this the 23rd day of March 2022.

Sd/-
Sri. P H Kurian
Member

Sd/-
Sri. M.P Mathews
Member

/True Copy/Forwarded By/Order/

Secretary (Legal)

