



**KERALA REAL ESTATE REGULATORY AUTHORITY**

**Trinity Centre, Opposite Chaithanya Eye Hospital,  
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004**

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Phone: 94976 80600

Present: Sri.PH Kurian Chairman.

**No. T1/OL/EX/101/2022**

**Dated 14<sup>th</sup> March, 2023.**

Applicant: M/s. Animangalam Apartment  
Thaliyakatil House, West Nada,  
Sangameswara Avenue,  
Irinjalakuda, Kerala- 680 121.

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Animangalam Apartment**' promoted by '**M/s. IJK Gokulam Construction**' as per the certificate No. **K-RERA/PRJ/075/2021** dated **06.02.2021** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 30.06.2022. The extension of registration for six months notified under the general order No. K-RERA/T3/102/2020 dated 15.05.2020, in connection with the Covid pandemic has added to this project at the time of initial registration. The extension of registration for a further period of six months notified under the general order No. K-RERA/T3/102/2020

dated 19.07.2021, in connection with the Covid pandemic was also availed by the promoter and the registration extended up to 30.12.2022.

2. Now the promoter has filed the formal application for the extension of registration for one year from 31.12.2022 in Form No. E with the required fee of Rs **55,688.25/-** (Rupees Fifty Five Thousand Six Hundred and Eighty eight and Twenty-five Paise Only). As per the proviso to section 6 of the Act, 2016 the Authority may in reasonable circumstances, without default on the part of the promoter, based on the facts of each case, and for reasons to be recorded in writing extend the registration granted to the project for such time as it considers necessary, which shall, in aggregate, not exceed a period of one year.
3. Accordingly, as per the directions of the Authority, the promoter Sri. Dhanasekharan attended the hearing conducted on 10.03.2023. He informed that 80% work will be completed within 31.03.2023. The status of work progress of the project uploaded in the web portal is evaluated by the Authority. Out of the 38 units 15 were sold. The building permit is valid up to 19.12.2024.
4. Considering the above facts and circumstances of the case, the Authority by exercise the powers conferred under section 6 of the Act, 2016 read with rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018, decided to extend the registration of the real estate project '**Animangalam Apartment**' from 31.12.2022 to 30.12.2023 with the following conditions.

- i. The extended period shall not affect on any of the rights of the allottees envisaged in the Act, 2016.
- ii. The promoter shall complete the project in all respects within the extended period.
- iii. The Association of allottees shall be formed and incorporated as per the laws.
- iv. The occupancy certificate/ building permit shall be obtained within the extended period and shall upload the same in the 'web portal' of K-RERA.
- v. The promoter shall also transfer / hand over the common area and the documents pertaining to the project to the Association of allottees, after the completion of the project as promised to the allottees.
- vi. After the completion of the project, Form No. 6 shall be uploaded by the promoter in the web portal of K-RERA.

Sd/-

P H Kurian  
Chairman

True Copy/Forwarded by/Order



Secretary (Technical & Administration)

