



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/018/2023

Dated 10th March, 2023.

Applicant: M/s. Motif Builders and Developers Pvt Ltd
XI/237-A49, 4th Floor, Hayath Towers,
Padamugal, Kakkanad, Near Juma Masjid,
Taluk – Kanayannur, Ernakulam District,
Kerala – 682 021.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Grand View Apartments**' promoted by '**M/s. Motif Builders and Developers Pvt Ltd**' as per the certificate No. **K-RERA/PRJ/ERN/174/2022** dated **26.10.2022** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The expiry of registration is on 28.02.2023.
2. Now the promoter has filed the formal application for the extension of registration for six months from 01.03.2023 in Form No. E with the required fee of Rs **52,916.18/-** (Rupees Fifty Two Thousand Nine Hundred and Sixteen and Eighteen 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. The promoter along with the application for extension has submitted that the project was completed, no work is pending and applied for occupancy certificate before the Local Self Government Institution. The promoter also informed that they have applied for NOC from the Fire Force Department. Out of the 34 units 19 were booked/sold.
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 '**Grand View Apartments**' from 01.03.2023 to 31.08.2023 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)

