



**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/024/2023**

**Dated 11<sup>th</sup> April, 2023.**

Applicant: M/s. Heather Infrastructure Private Limited  
TC 9/1511, Sasthamangalam P.O,  
Thiruvananthapuram,  
Kerala – 695 010

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Grandiose**' promoted by '**M/s. Heather Infrastructure Private Limited**' as per the certificate No. **K-RERA/PRJ/204/2020** dated **19.10.2020** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 14.08.2022. 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 extended registration has extended for a further period of six months, as per the general order No. K-RERA/T3/102/2020 dated 19.07.2021, issued in connection with the Covid pandemic and the registration renewed up to 14.02.2023.

2. Now the promoter has filed the formal application for the extension of registration for one year from **15.02.2023** in Form No. E with the required fee of Rs. **1,33,419.50/-** (Rupees One Lakh Thirty Three Thousand Four Hundred and Nineteen and Fifty 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 is in the final stage of completion. Building permit is valid up to 03.12.2024. Out of the 53 units 45 were booked/sold. 27 allottees out of 45 allottees were given consent for the extension of registration.
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 '**Grandiose**' from **15.02.2023** to **14.02.2024** 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 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, the 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



*Sheela*

Secretary (Technical & Administration)

