



KERALA REAL ESTATE REGULATORY AUTHORITY
Trinity Centre, Opposite Chaithanya Eye Hospital,
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004
www.rera.kerala.gov.in Email- info.rera@kerala.gov.in
Phone: 94976 80600

Present: Sri.PH Kurian Chairman.

No. T1/OL/EX/105/2022

Dated 20th April, 2023.

Applicant: M/s. Ghazal Builders & Developers LLP.
5/3403 C32(2), 3rd Floor, Space Mall,
Mavoor Road, Kozhikode,
Kerala- 673 004.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Ghazal Rhythm**' promoted by '**M/s. Ghazal Builders & Developers LLP.**' as per the certificate No. **K-RERA/PRJ/310/2020** dated **10.12.2020** 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 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 31.12.2022.

2. Now the promoter has filed the formal application for the extension of registration for one year from **01.01.2023** in Form No. E with the required fee of Rs. **1,23,653.88/-** (Rupees One Lakh Twenty Three Thousand Six Hundred and Fifty Three and Eighty eight paisa 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. As per the direction of the Authority, the promoter uploaded Form No. 2, 3 and 4. The Form No.4 revealed that the overall progress of work is 75%. Out of the 58 units 23 were booked/sold. The building permit is valid upto 22.01.2025.
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 '**Ghazal Rhythm**' from **01.01.2023** to **31.12.2023** 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 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



Secretary (Technical & Administration)

