



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/041/2023

Dated 16th May, 2023.

Applicant: M/s. Vithayathil Homes
Vithayathil Homes, Vanchinad Residency: 102,
VIP Road, Kaloor P.O,
Kochi- 682017

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Vithayathil Affinity at Pukalakkattu**' promoted by '**M/s. Vithayathil Homes**' as per the certificate No. **K-RERA/PRJ/351/2020** dated **23.12.2020** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 31.12.2022. The registration has extended for a further period of six months, as per the general order No. K-RERA/T3/102/2020 dated 15.05.2020, issued in connection with the Covid pandemic and the registration renewed up to 30.06.2023.
2. Now the promoter has filed the formal application for the extension of registration for one year from 01.07.2023 in Form No. E with the required fee of Rs. **63,146.75/-** (Rupees Sixty Three Thousand and One

Hundred and Forty six and seventy 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. Sri. Ittichan, Managing Partner of the promoter firm informed that 90% of the work has been completed. The building permit is valid up to 13.07.2027. Out of 18 units 4 units 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 **‘Vithayathil Affinity at Pukalakkattu’** from **01.07.2023** to **30.06.2024** 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 occupancy certificate shall be obtained within the extended period and shall upload the same in the ‘web portal’ of K-RERA.


- iv. 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.
- v. 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)

