



**KERALA REAL ESTATE REGULATORY AUTHORITY**  
**Trinity Centre, Opposite Chaithanya Eye Hospital,**  
**Kesavadasapuram, Thiruvananthapuram. Pin- 695 004**  
[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in) Email- [info.rera@kerala.gov.in](mailto:info.rera@kerala.gov.in)  
Phone: 94976 80600

Present: Sri.PH Kurian Chairman.

**No. T1/OL/EX/025/2023**

**Dated 17<sup>th</sup> May, 2023.**

Applicant: M/s. Calicut Landmark Builders and Developers  
India Private Limited.  
Landmark World, NH- 17 Bypass,  
Iringallur, Kozhikode,  
Kerala – 673 014.

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Landmark Village Tower III**' promoted by '**M/s. Calicut Landmark Builders and Developers India Private Limited**' as per the certificate No. **K-RERA/PRJ/221/2020** dated **19.10.2020** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 30.11.2022. 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. This 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 31.05.2023.

2. Now the promoter has filed the formal application for the extension of registration for one year from **01.06.2023** in Form No. E with the required fee of Rs. **3,39,337.33/-** (Rupees Three Lakh Thirty Nine Thousand Three Hundred and Thirty Seven and Thirty three 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 has submitted a resolution of the Landmark Village Tower III Apartment Owners Welfare Association Committee which allowing the promoter to apply for the extension of registration is on the basis of the guarantee of the promoter to complete the work and handing over by 31.05.2024. The promoter also submitted an affidavit dated 29.03.2023, stating that the Occupancy Certificate will be obtained and handed over to the allottees before 31.05.2024. The authorised representative of the promoter company attended the hearing held on 05.05.2023. The Architect's Certificate in Form 2 shows that the physical progress of work is 85% and the project is in final stage of completion. The promoter has also informed that the building permit expired on 31.01.2023 and applied for renewal. Out of 156 apartments 99 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

**'Landmark Village Tower III'** from **01.06.2023** to **31.05.2024** 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)

