



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/104/2022

Dated 2nd June, 2023.

Applicant: M/s. Indroyal Properties Private Limited.
Door No. TC- 2/2465(5) & (6),
Royal Plaza, Pattom P O,
Trivandrum – 695 004

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**The Uptown By Indroyal**' promoted by '**M/s. Indroyal Properties Private Limited**' as per the certificate No. **K-RERA/PRJ/052/2021** dated **30.01.2021** 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. 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 31.12.2022.

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. **6,56,814.43/-** (Rupees Six lakh Fifty Six Thousand Eight Hundred and Fourteen and Forty 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. Accordingly, as per the directions of the Authority, Sri. Sunny George, Executive Director of the promoter company attended the hearing conducted on 19.04.2023. The Authority directed him to upload the latest Form Nos. 2,3 and 4, present physical progress of work, details of pending works, latest photographs, sale details and details of the association of allottees formed. As per the direction, the promoter uploaded the Chartered Accountant's Certificate in Form No. 4, which showing the overall progress of work as 94.62%. The project is in final stage of completion. 87 units are sold out. The Association of allottees is not formed since 50% of the units not sold. The copy of the application for the extension of building permit submitted before the Local Self Govt. Institution is also filed by the promoter.

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

'The Uptown By Indroyal' 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)



