



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/052/2023

Dated 25th July 2023.

Applicant: M/s. Elite Gardenia LLP,
XIV/18, SIDCO Industrial Estate,
SIDCO Building, Peringandoor,
Thalappilly, Thrissur,
Kerala- 680 581

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Elite Samruddhi Phase 1**' promoted by '**M/s. Elite Gardenia LLP**' as per the certificate No. **K-RERA/PRJ/075/2020** dated **04.06.2020** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 30.04.2023. 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 extension of registration for a further period of six months notified under the general order No. K-RERA/T3/102/2020 dated 19.07.2021, in connection

with the Covid pandemic was also availed by the promoter and the registration extended up to 31.10.2023.

2. Now the promoter filed the formal application for the extension of registration for one year from 01.11.2023 in Form No. E with the required fee of Rs **1,28,898.38/-** (One Lakh Twenty Eight Thousand Eight Hundred and Ninety eight and Thirty 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. The promoter has uploaded the Chartered Accountant's Certificate in Form No. 4, which shows the overall progress of work as 65.63%. Out of 65 units 33 units were booked/ sold. The building permit is valid up to 24.04.2027.
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 '**Elite Samruddhi Phase 1**' from 01.11.2023 to 31.10.2024 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 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)

