



KERALA REAL ESTATE REGULATORY AUTHORITY
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Present: Sri.PH Kurian Chairman.

No. T1/OL/EX/059/2023

Dated 18th September 2023.

Applicant: M/s. Queens Habitats Pvt Ltd
Pramod Building, Cherooty Road,
Calicut- 673 001.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Queens Courtyard**' promoted by '**M/s. Queens Habitats Pvt Ltd**' as per the certificate No. **K-RERA/PRJ/129/2020** dated **25.06.2020** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 30.12.2022. 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 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 30.06.2023.

2. Now the promoter 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.1,58,265/- (Rupees One Lakh Fifty Eight Thousand Two Hundred and Sixty Five 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 direction of the Authority, Sri. M. Baiju, Managing Director of the Promoter Company and Miss. Nivya Mohan attended the hearing conducted on 13.09.2023 at the technical section of the Authority. As per the direction the promoter submitted an affidavit stating that the promoter will suitably compensate the customer if any dispute occurs in the future and also filed consents from the 24 allottees in favour of the renewal of registration. The present progress of work as per the certificate of the Chartered Accountant is 36.89%. They also informed that out of the 64 units 24 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 '**Queens Courtyard**' from 01.07.2023 to 30.06.2024 with the following conditions.

- i. The Association of allottees shall be formed and incorporated as soon as the booking of apartments exceeds 50% of the total units.
- ii. The extended period shall not affect on any of the rights of the allottees envisaged in the Act, 2016.
- iii. The promoter shall complete the project in all respects within the extended period.
- 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 and Administration)

