



KERALA REAL ESTATE REGULATORY AUTHORITY
Trinity Centre, Opposite Chaithanya Eye Hospital,
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004
www.rera.kerala.gov.in Email- info.rera@kerala.gov.in
Phone: 94976 80600

Present: Sri.PH Kurian Chairman.

No. T1/OL/EX/057/2023

Dated 16th August 2023.

Applicant: M/s. Beacon Rojects Private Limited
TC 7/212-(1) Shalimar, Kanjirampara P.O,
Thiruvananthapuram- 695 030

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Beacon Mayfair**' promoted by '**M/s. Beacon Projects Private Limited**' as per the certificate No. **K-RERA/PRJ/229/2020** dated **27.10.2020** 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 25.06.2023.

2. Now the promoter filed the formal application for the extension of registration for one year from 26.06.2023 in Form No. E with the required fee of Rs **59,113.13/-** (Rupees Fifty Nine Thousand One Hundred and Thirteen and Thirteen 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 direction of the Authority, Sri. Dileep, Sales Manager of the promoter company, attended the online meeting conducted on 09.07.2023 with the technical wing of the Authority. The present progress of work as per the certificate of the Chartered Accountant is 91%. Out of the 23 units 21 were booked/sold. The building permit has expired on 11.04.2021 and the promoter submitted a copy of receipt received from the corporation of Thiruvananthapuram for renewal of building permit. The Association of allottees has not formed.
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


'Beacon Mayfair' from 26.06.2023 to 25.06.2024 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 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)

To,

M/s. Beacon Rojects Private Limited
TC 5/2350, A-5, Kowdiar Gardens,
Golf Links Road, Kowdiar,
Trivandrum- 03

