



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/069/2023

Dated 27th November 2023.

Applicant: M/s. Indraneelam Builders
Door No XI 56T Mothercat Complex,
South Nada, Guruvayur,
Chavakkad, Thrissur
Kerala- 680 101.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Indraneelam Deodate**' promoted by '**M/s. Indraneelam Builders**' as per the certificate No. **K-RERA/PRJ/244/2020** dated **28.10.2020** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 01.04.2023. 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 01.10.2023.

2. Now the promoter filed the formal application for the extension of registration for one year from 02.10.2023 in Form No. E with the required fee of Rs **25,640.50/-** (Rupees Twenty Five Thousand and Six Hundred and Forty and fifty 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. Accordingly, as per the direction of the Authority, Sri. Delvin U Devis and Sri. E.M. Anvar, Representatives of the promoter company, attended the hearing conducted on 05.10.2023 with the technical wing of the Authority. They agreed to rectify the defects within seven days. The present progress of work as per the certificate of the Chartered Accountant is 70%. Out of the 14 units 4 were booked/sold. The building permit valid upto 04.03.2025. The Association of allottees has not formed. The promoter also submitted the consent of the allottees to extend the project.
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

'Indraneelam Deodate' for a year from 02.10.2023 to 01.10.2024 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.

By the Order of the Authority



Secretary (Technical and Administration)i/c

Kerala Real Estate Regulatory Authority

