



KERALA REAL ESTATE REGULATORY AUTHORITY
Trinity Centre, Opposite Chaithanya Eye Hospital,
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004

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Present: Sri.PH Kurian Chairman.

No. T1/OL/EX/071/2023

Dated 28th November 2023.

Applicant: M/s. IMA Welfare and Research Society Manjeri
IMA House, IMA Junction,
Vayapparapadi, Manjeri P.O,
Malappuram District, Kerala – 676 122.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**IMA Doctors Enclave**' promoted by '**M/s. IMA Welfare and Research Society Manjeri**' as per the certificate No. **K-RERA/PRJ/254/2020** dated **13.11.2020** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 07.06.2023. 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 07.12.2023.

2. Now the promoter filed the formal application for the extension of registration for one year from 08.12.2023 in Form No. E with the required fee of Rs **3,12,667.25/-** (Rupees Three Lakh Twelve Thousand Six Hundred and Sixty Seven and Twenty five 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, Dr. Febin Puthillath, Secretary, IMA, Dr. Rajesh.P, President, IMA Manjeri, Sri. Anoop P, Manager of the Society and Sri. R. Muraleedharan, Allottee, attended the hearing conducted on 26.10.2023 with the technical wing of the Authority. They agreed to submit the consent from allottees, latest progress of work, details of association and latest photos within seven days. The present progress of work as per the certificate of the Chartered Accountant is 81.50%. The building permit is valid upto 20.12.2025. The Association of allottees is formed. The promoter also submitted the consent of the two third of allottees to extend the project up to 07.12.2024.
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 '**IMA Doctors Enclave**' from 08.12.2023 to 07.12.2024 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 occupancy certificate shall be obtained within the extended period and shall upload the same in the 'web portal' of K-RERA.
- iv. 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.
- v. 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

