



**KERALA REAL ESTATE REGULATORY AUTHORITY**  
**Trinity Centre, Opposite Chaithanya Eye Hospital,**  
**Kesavadasapuram, Thiruvananthapuram. Pin- 695 004**  
[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in) Email- [info.rera@kerala.gov.in](mailto:info.rera@kerala.gov.in)  
Phone: 94976 80600

Present: Sri.PH Kurian Chairman.

**No. T1/OL/EX/085/2023**

**Dated 3<sup>rd</sup> January 2024.**

Applicant: Levi Thomas  
Chelamoottil, Madampam,  
Taliparamba, Kannur,  
Kerala – 670 631.

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**LEVIS CASA**' promoted by '**Levi Thomas**' as per the certificate No. **K-RERA/PRJ/KNR/058/2021** dated **05.10.2021** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 31.10.2022. As per the order No. T1/OL/EX/94/2022 dated 04.01.2023, the registration of the project has been further 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.63,531.25/- (Rupees Sixty Three Thousand Five Hundred and Thirty One and Twenty five 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. In the hearing held on 03-01-2024, Sri. Levi Thomas, the Promoter of the Company appeared before the Authority. The promoter agrees that the work will be completed by April 2024 and also stated that there is no allottees yet in the project. The present progress of work as per the certificate of the Chartered Accountant is 90%. They also informed that no units have been booked/sold and as per the certificate from the bank, K-RERA account is not operated so far. The Building Permit is valid up to 27-12-2025.
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 '**LEVIS CASA**' from 01.11.2023 to 31.10.2024 as a special case 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 of registration.
- 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) i/c

To,

Sri. Levi Thomas,  
Shreyas, Talap, Behind Sreedhareeyam Eye Clinic,  
Kannur, Kerala – 670 002.

