



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/100/2023

Dated 11th January 2024.

Applicant: M/s. Sobha Parvathy Ajith Consultant Engineers and Builders Pvt Ltd (S.P.A.C.E Builders Pvt Ltd)
TC 11/1535-1, Kausthubham, Cliff House Road,
Kowdiar P.O, Thiruvananthapuram – 695 003.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**SPACE RUBY MANSION**' promoted by '**Sobha Parvathy Ajith Consultant Engineers and Builders Pvt Ltd**' as per the certificate No. **K-RERA/PRJ/073/2021** dated **01.02.2021** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 28.06.2022. 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 extended registration has extended for a further period of six months, as per the general order No. K-RERA/T3/102/2020 dated 19.07.2021, issued in connection with the Covid pandemic and the

registration renewed up to 28.12.2022. As per the order No. T1/OL/EX/103/2022 dated 10.02.2023, the registration of the project has been further extended up to 28.12.2023.

2. Now the promoter filed the formal application for the extension of registration for one year from 29.12.2023 in Form No. E with the required fee of Rs.66421.38/- (Rupees Sixty Six Thousand Four Hundred and Twenty One and Twenty one 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. As per the direction of the Authority promoter submitted the consent of 7 allottees out of 8 allottees to extend the completion of project. The promoter has also informed that the building permit expired on 31.03.2022 and the receipt of renewal of Building Permit submitted before the Local Self Govt. Institution also submitted. The present progress of work as per the certificate of the Chartered Accountant is 80%. Association of Allottees 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 '**SPACE RUBY**

MANSION' from 29.12.2023 to 28.12.2024 with the following conditions.

- i. The Building Permit shall be obtained and submit within three months.
- ii. The Association of allottees shall be formed and incorporated as per the laws.
- iii. The extended period shall not affect on any of the rights of the allottees envisaged in the Act, 2016.
- iv. The promoter shall complete the project in all respects within the extended period.
- v. The occupancy certificate shall be obtained within the extended period and shall upload the same in the 'web portal' of K-RERA.
- vi. 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.
- vii. 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)

