



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

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Phone: 94976 80600

Present: Sri.PH Kurian Chairman.

No. T1/OL/EX/022/2023

Dated 01st January 2024.

Applicant: M/s. Level 100 Realty Pvt Ltd,
56/367 D1, First Floor,
Illys Arcade, Panampilly Nagar,
Kanayannur, Ernakulam,
Kerala – 682 036.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Eco One**' promoted by '**M/s. Level 100 Realty Pvt Ltd**' as per the certificate No. **K-RERA/PRJ/ERN/005/2021** dated **13.04.2021** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 01.02.2023. 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 01.08.2023.

2. After the expiry of the extended period of registration granted under the covid pandemic, the earlier application dated 15.03.2023 of the promoter submitted for the extension of registration with the fee of Rs. **17,050/-** (Rupees Seventeen Thousand and Fifty Only) have been revived. In the application, the promoter has requested the period of extension upto 31.07.2024. 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. The present progress of work as per the certificate of the Chartered Accountant is 65%. They also informed that out of the 17 units 7 were booked/sold and stated that two units are clubbed together and sold to one owner and another three plots are clubbed together and sold to another one. The association of allottees has not formed. The development permit is valid up to 23.02.2027.
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 '**Eco One**' from 02.08.2023 to 31.07.2024 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 under this order 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.
- 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)

