



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/084/2023

Dated 11th January 2024.

Applicant: Sri. Biju K Skaria
Kaduvakuzhiyil House, Karara,
Agali, Ottappalam, Palakkad,
Kerala – 678 581.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Royal View**' promoted by 'Sri. Biju K Skaria' as per Certificate No. **K-RERA/PRJ/TVM/042/2023** dated 03.03.2023 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 31.12.2023.
2. Now the promoter has filed application for extension of registration for ten months from 01.01.2024 in Form No. E with the required fee of Rs **27,324.50/-** (Twenty Seven Thousand Three Hundred and Twenty Four and Fifty 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. Accordingly, as per the direction of the Authority, a hearing was conducted on 28.12.2023 by the Technical wing of the Authority. Sri. Biju K Skaria, promoter of the company and Sri. Sunil Kumar, Project Engineer of the promoter company attended the hearing and submitted affidavit stating the facts. No default on the part of the promoter was noticed. The present progress of work as per the certificate of the Chartered Accountant is 50%. The building permit is valid up to 30.01.2027. Promoter stated that no units are sold/booked so far.
4. Considering the above facts and circumstances of the case, the Authority in 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 '**Royal View**' from 01.01.2024 to 31.10.2024 with the following conditions.
 - i. This extension shall not affect any of the rights of the existing allottees as per 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 Section 11(4)(e) of the Act, 2016.
- iv. The occupancy certificate shall be obtained within the extended period and shall be uploaded 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

Copy to- Sri. Biju K Skaria
Muttathara, Thiruvananthapuram
Pin - 695 009.

