



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: 0471 3501012

Present: Sri.P H Kurian Chairman.

No. T1/OL/EX/083/2023

Dated 20th March, 2024.

Applicant: M/s SI Property Kerala Private Limited
GD, Silver Oaks Apartments, Golf Links Road,
Kowdiar, Near Golf Club,
Thiruvananthapuram, Kerala- 695003

ORDER

1. The Kerala Real Estate Regulatory Authority issued registration to the real estate project '**TEMPLE TREE**' promoted by 'M/s SI Property Kerala Private Limited' as per Certificate No. **K-RERA/PRJ/160/2020** dated 24.08.2020 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 30.06.2023. 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 01.01.2024 to 31.12.2024.

2. Now the promoter has filed application for extension of registration for one year from 01.01.2024 in Form No. E with the required fee of Rs **78,545.38/-** (Rupees Seventy Eight Thousand Five Hundred Forty five and Thirty eight 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 30-01-2024 with the Technical section of the Authority, Smt. Adheetha, Director (Administration & Legal) and Sri. Advait R S Director of the promoter of the Company appeared. During the hearing, the promoter stated that the physical progress of the project is 85% completed. They filed evidences which showing the completion of the project with each item of work and a list of pending works. The consent for the extension of registration received from eight allottees which also submitted by the promoter. In the affidavit they have also affirmed that they have sent emails to all allottees about the extension and the date of completion of the project. Out of the 33 units, 22 units have been booked or sold, including 6 units owned by the landowner.

4. As there was no default on the part of the promoter and reasonable circumstances exist for granting extension, 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 '**TEMPLE TREE**' from 01.01.2024 to 31.12.2024 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 and Administration)



