



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/099/2023

Dated 12th March 2024.

Applicant: M/s Artech Realtors Private Limited
28/2128, Artech House, Thycaud,
Opp. Bharat Bhavan, Thiruvananthapuram,
Kerala – 695 014

ORDER


1. The Kerala Real Estate Regulatory Authority issued registration to the real estate project '**Artech Kaazhcha**' promoted by 'M/s Artech Realtors Private Limited' as per Certificate No. **K-RERA/PRJ/056/2020** dated 15.07.2021 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 30.12.2023.

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 **2,40,051.25/-** (Two Lakh Forty Thousand and Fifty One rupees 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 30-01-2024 by the Technical section of the Authority, Sri. Govind, Assistant Manager (Legal) and Sri. Jishnu, Assistant Manager (Legal) of the promoter of the Company appeared. In the hearing, the promoter submitted an affidavit stating that there is no statutory requirement of consent of allottees to extend the project. The present progress of work as per the certificate of the Chartered Accountant is 85%. The building permit is valid up to 07.11.2023. Out of the 92 units 45 were booked/sold. Association of allottees was not formed.
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 '**Artech Kazhcha**' from 31.12.2023 to 30.12.2024 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 & Administration)



