



KERALA REAL ESTATE REGULATORY AUTHORITY

**Trinity Centre, Opposite Chaithanya Eye Hospital,
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004**

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Present: Sri.P H Kurian Chairman.

No. T1/OL/EX/011/2023

Dated 3rd April, 2024.

Applicant: M/s Salpa Estates and Properties Pvt Ltd
Olathapilly House, Chako Lane, Punkunnam, ,
Thrissur, Thrissur, Kerala- 680002

ORDER

1. The Kerala Real Estate Regulatory Authority issued registration to the real estate project 'SALPA NIRVANA' promoted by 'M/s Salpa Estates and Properties Pvt Ltd' as per Ccertificate No. **K-RERA/PRJ/TSR/003/2023** dated 06.01.2023 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration has expired on 31.01.2024.
2. Now the promoter has filed application for extension of registration for one year from 01.02.2024 in Form No. E with the required fee of Rs. **53,150.50/-** (Rupees Fifty Three Thousand One Hundred Fifty 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. The Authority scrutinised the application, and the promoter has submitted the present status of the work completion, stating that the overall progress of the work is at 90%. The building permit's validity expired on 04.03.2024. Additionally, the promoter has submitted the pending works of the project and the consent of allottees for extending the project registration. The Authority has found that out of 16 units, 9 units were booked or sold. As per the direction of the Authority, a hearing was scheduled before the Secretary (Technical & Administration) of the Authority on 29.02.2024.
4. In the hearing held on 29.02.2024, Shri Ansen P, Project Manager of the promoter company attended. He submitted that the construction work of the project is almost completed, but due to recent updates of the K Smart application, the Occupancy Certificate from the Corporation of Trissur may be delayed. Hence, he requested an extension for project registration. The Authority found the application for the extension of the project to be in order as per Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018.
5. 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 '**SALPA NIRVANA**' from 01.02.2024 to 31.01.2025 with the following conditions.
 - i. The promoter shall upload valid building permit on the webpage of the project.
 - ii. This extension shall not affect any of the rights of the existing allottees as per the Act, 2016.

- iii. The promoter shall complete the project in all respects within the extended period.
- iv. The Association of allottees shall be formed and incorporated as per Section 11(4) (e) of the Act, 2016.
- v. The occupancy certificate shall be obtained within the extended period and shall be uploaded 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 and Administration)
Kerala Real Estate Regulatory Authority



