



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/027/2024

Dated 2nd May, 2024.

Applicant: M/s VFive Homes Private Limited
Tc-15/1161, Al-Bayth, Vazhuthacaud, Opp. Cotton
Hill Pre-Primary School
Thiruvananthapuram, Kerala- 695014

ORDER

1. The Kerala Real Estate Regulatory Authority issued registration to the real estate project '**VFive Amrutha**' promoted by 'M/s VFive Homes Private Limited' as per Certificate No. **K-RERA/PRJ/345/2020** dated 23.12.2020 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 30.06.2023. A relaxation of six months in the expiry of the validity period, granted vide order K-RERA/T3/102/2020 dated 15.05.2020, was added to this project at the time of project registration. In addition to this, the validity of the registration of the project was further extended up to 30.12.2023, as per the general order K-RERA/T3/102/2020 dated 19.07.2021 issued by the Authority, invoking the provisions of Section 6 of the Act in connection with the Covid pandemic.

2. Now the promoter has filed application for the extension of registration of the project for nine months from 31.12.2023 in Form No. E with the required fee of Rs. **1,11,994/-** (Rupees One Lakh Eleven Thousand Nine Hundred and Ninety Four 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 for the extension of registration. The promoter has submitted the present status of the work completion, stating that the overall progress of the work is at 92%. The validity of the building permit validity extended up to 24.02.2025. Additionally, the promoter has submitted the details of the pending works of the project. The Authority has found that out of 72 units, 58 units were booked or sold. Also, the promoter submitted that the cause of the delay of work was the Covid-19 pandemic, which created unpredicted sequences of issues such as financial losses, unforeseen obstacles, and unexpected conditions that had a direct impact on the work in the earlier stage. Considering the above facts and circumstances of the case, the Authority found that the application for extension of registration is in order as per the Act and Rules.
4. Hence, the Authority in the exercise of 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 '**VFive Amrutha**' from 01.01.2024 to 30.09.2024 subject to the following conditions;

- i. This extension of the registration of the project shall not in any way affect 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 within two months.
- 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)
Kerala Real Estate Regulatory Authority



