



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: Shri.P H Kurian Chairman.

No. T1/OL/EX/087/2023

Dated 3rd May , 2024.

Applicant: M/s Hoysala Projects Pvt Ltd
No.104, Ground Floor, , Infantry Techno Park,
Infantry Road, Infantry Road, Bangalore, Anekal,
Bangalore, Karnataka- 560001

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'Hoysala First' promoted by ' M/s Hoysala Projects Pvt Ltd' as per Certificate No. **K-RERA/PRJ/014/2022** dated 11.04.2022 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The above 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 been 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 31.12.2023 in Form No. E with the required fee of Rs. 1,92,418.25/- (One Lakh Ninety Two Thousand Four Hundred Eighteen 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. The Authority scrutinised the application for the extension of the registration. The promoter has submitted the present status of the work completion, stating that the overall progress of the work is at 82%. Even though the building permit is valid up to 31-08-2019, the local body gave a letter to the promoter stating that the local body will regularise the building when it is completed, without any changes in the earlier sanctioned approved plan. Additionally, the promoter has submitted the pending works of the project. The Authority has found that out of 82 units, 20 units were booked or sold. The Authority found the application for the extension of the project to be in order as per the Act and Rules.
4. Hence 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, hereby decides to extend the registration of the real estate project '**Hoysala First**' from 31.12.2023 to 30.12.2024 subject to the following conditions;

- i. This extension 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 within three months from the date of the order 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. The promoter shall upload all statutory forms including Form No.6 on completion of the project in the web portal of K-RERA without fail.

Sd/-
P H Kurian
Chairman

True Copy / Forwarded by / Order

Secretary (Technical and Administration)
Kerala Real Estate Regulatory Authority



