



**KERALA REAL ESTATE REGULATORY AUTHORITY**  
**Trinity Centre, Opposite Chaithanya Eye Hospital,**  
**Kesavadasapuram, Thiruvananthapuram. Pin- 695 004**

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Phone: 94976 80600

Present: Shri.PH Kurian Chairman.

**No. T1/OL/EX/078/2023**

**Dated 3<sup>rd</sup> May, 2024.**

Applicant: M/s Malabar Developers Private Limited  
16/501-O, MHQ, Montana, Paingotupuram,  
Peringolam P O, Malabar Head Quarters,  
Kozhikode, Kerala- 673571

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**RED ORCHID**' promoted by 'M/s Malabar Developers Private Limited' as per Certificate No. **K-RERA/PRJ/164/2020** dated 08.09.2020 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 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 31.12.2023.

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.2,60,145.75/- (Two Lakhs Sixty Thousand One Hundred Forty Five and Seventy Five Paisa 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 90%. The validity of the building permit has been extended up to 12.06.2026. Additionally, the promoter has submitted the details of the pending works of the project. The Authority has found that out of 134 units, 69 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 04.01.2024.
4. In the hearing held on 04.01.2024, Shri Shaduly Hassan, Head of the promoter company attended. He submitted that the construction work of the project is almost completed, but due to the unexpected delay in procuring materials such as sanitary fittings, plumbing materials, floor tiles, etc., the project was not completed before the expiry of project registration paid. Hence, he requested an extension of the registration of the project. The Authority found that the application for the extension of the project is in order as per Act and Rules.

5. 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, hereby decides to extend the registration of the real estate project '**RED ORCHID**' from 01.01.2024 to 31.12.2024 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. 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



