



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.P H Kurian Chairman.

No. T1/OL/EX/035/2024

Dated 20th May, 2024.

Applicant: M/s Asset Homes Pvt Ltd,
Asset Centrale,XV/246C, NH Bypass,
Kundanoor Jn, Maradu P.O, Kanayannur,
Ernakulam,
KERALA- 682304

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**ASSET EAST BROOK**' promoted by 'Asset Homes Pvt Ltd' as per Certificate No. **K-RERA/PRJ/197/2020** dated 01.10.2020 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 30.12.2023. The extension of registration of registered project 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 30.06.2024.

2. Now the promoter has filed application for extension of registration for one year from 30.06.2024 in Form No. E with the required fee of Rs. 89,059/- (Rupees Eighty Nine Thousand Fifty Nine 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 has scrutinised the application for the extension of the registration. The promoter has submitted the present status of the work completion which states that the overall progress of the work is at 78 %. The validity of the building permit is up to 31.12.2025. Additionally, the promoter has submitted the details of the pending works of the project. The Authority has found that out of 36 units, 20 units were booked or sold. Considering the above facts and circumstances, the Authority found the application for the extension of the project 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 '**ASSET EAST BROOK**' from 01.07.2024 to 30.06.2025 with the following conditions.

- i. The extended period shall not in any way affect the rights of the allottees envisaged in 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 two months from the date of this 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

20/5/24

