



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/024/2024

Dated 27th May, 2024.

Applicant: M/s Meritra Homes Pvt Ltd
3rd Floor, Vallamattam Estate, , M G Road,
Ravipuram, Near Cochin Shipyard, Kanayannur,
Ernakulam, Kerala- 682015

ORDER

1. The Kerala Real Estate Regulatory Authority issued registration to the real estate project '**Atmosphere**' promoted by 'M/s Meritra Homes Pvt Ltd' as per Certificate No. **K-RERA/PRJ/112/2020** dated 16.06.2020 under Section 5 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Act,2016"). The registration expired on 30.03.2024. The extension of registration of the 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 was added to this project at the time of initial registration.

2. Now the promoter has filed an application dated 25.03.2024 for an extension of registration for one year from 31.03.2024 in Form No. E with the required fee of Rs. 1,58,230/- (Rupees One Lakh Fifty Eight Thousand Two Hundred Thirty 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 85 %. The validity of the building permit is up to 10.03.2027. Additionally, the promoter has submitted the details of the pending works for the completion of the project. The Authority has found that out of 20 units, 10 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, 2016 and the Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018..
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 '**Atmosphere**' (K-RERA/PRJ/112/2020) from 31.03.2024 to 30.03.2025 subject to the following conditions.

- i. The extended period shall not in any way affect the rights of the allottees envisaged in the Act, 2016 and the terms and conditions of the agreements executed between the promoter and allottees,
- 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 page of the project.
- 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 as per the agreements executed with them, as prescribed under Section 17 of the Act, 2016.
- 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

