



**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/001/2024**

**Dated 29<sup>th</sup> April, 2024.**

Applicant: M/s Elixir Corporates  
Elixir Gardens, Valakuzhy Road, Vennikulam,  
Near St Behanans HSS, Mallappally,  
Pathanamthitta, Kerala- 689544

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**ELIXIR GRANDE**' promoted by ' M/s Elixir Corporates' as per Certificate No. **K-RERA/PRJ/191/2021** dated 02.08.2021 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 was 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. 1,18,121.13/- (One Lakh Eighteen Thousand One Hundred Twenty One and Thirteen 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 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 extended up to 11.02.2025. Additionally, the promoter has submitted the details of the works left over for the completion of the project. The Authority has found that out of 48 units, 16 units were booked or sold. The Authority found that the application for the extension of the project is in order as per Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018.
4. Considering the above facts and circumstances of the case, 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 '**ELIXIR GRANDE**' from 31.12.2023 to 30.12.2024 with the following conditions.

- i. This extension shall not affect any of the rights of the existing allottees as per the Act, 2016.
- ii. The promoter shall be completed 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 & Administration)  
Kerala Real Estate Regulatory Authority



