



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/021/2024

Dated 3rd June, 2024.

Applicant: M/s. Anta Builders and Developers Pvt Ltd,
Vandanathil, Mangattoor,
Kolenchery,
Eranakulam,
Kerala – 682 311.

ORDER

1. The Kerala Real Estate Regulatory Authority had issued registration for the real estate project '**Anta Harmony**' promoted by **M/s. Anta Builders and Developers Pvt Ltd**, as per Certificate No. **K-RERA/PRJ/ERN/190/2022** dated **18.11.2022** as provided under Section 5 of the Real Estate (Regulation and Development) Act, 2016 [hereinafter referred to as 'the Act, 2016']. The registration of the villa project expired on 31.12.2023.
2. Now the promoter has filed an application dated 14.03.2023, for an extension of registration for one year from 01.01.2024, in Form No. E with the required fee of Rs. 28,097/- (Rupees Twenty-Eight Thousand and Ninety-Seven only).

3. Accordingly, a notice was issued to the promoter for a hearing on 30.04.2024, in which the promoter was directed to update the mandatory statements. The promoter submitted the details of the pending works, the association of allottees formed, the present status of the project and the detailed affidavit for the reasons delay. Out of the eight units, four units are sold. The promoter also uploaded the consent of the four allottees of the project.
4. 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 the aggregate, not exceed one year.
5. Considering the above facts and circumstances of the case, the Authority by exercising the powers conferred under section 6 of the Act, 2016 read with rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018, has decided to extend the registration of the real estate project '**Anta Harmony**' for one year from 01.01.2024 to 31.12.2024 subject to the following conditions: -
 - i. The extended period shall not in any way affect the rights of 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 promoter shall also transfer / hand over the common area and documents pertaining to the project to the Association of Allottees, after 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.
- iv. The occupancy certificate shall be obtained within the extended period and shall upload the same on the web page concerned and after completion of the project as mentioned above, Form No. 6 shall be uploaded by the promoter in the web portal of the Authority.

Sd/-
PH Kurian
Chairman

Copy to: 1. To the web page of the project.
2. To Stock File.

True Copy Forwarded by/Order



Secretary (Technical & Administration)

