



KERALA REAL ESTATE REGULATORY AUTHORITY

**Trinity Centre, Opposite Chaithanya Eye Hospital,
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004**

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Present: Smt. Preetha P Menon , Member

No. T1/OL/EX/009/2024

Dated 2nd July, 2024.

Applicant: M/s Confident Projects Residential
52/2618, S A Road, Vytilla, Ernakulam
Kerala, Pin – 682019

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Confident Whitehouse**' promoted by ' M/s Confident Projects Residential' as per Certificate No. **K-RERA/PRJ/288/2020** dated 27.11.2020 under Section 3 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid up to 20.11.2025. The extension of registration for a 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 was extended up to 20.05.2026.

2. Now the promoter has filed application for extension of registration for further one more year from 21.05.2026 in Form No. E remitting the required fee of Rs. 4,25,926.51 (Rupees Four Lakh Twenty-Five Thousand Nine Hundred and Twenty-Six and Fifty-One 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 has scrutinised the application for the extension of the project registration. The promoter has submitted that work of the project was delayed due to series of stop memos issued by the Cochin Corporation on complaints lodged by the Action Council as well as neighbours resulting in a loss of 534 days. Additionally, they submitted that the COVID-19 pandemic affected the construction of the project. In this context, the Authority decided to hear the matter in detail on 09.04.2024.
4. Shri. Joseph, Managing Director of the promoter company and Shri. Sivankutty, General Manager of the promoter company, attended the hearing. They requested 2-year extension of project registration and submitted that there is no wilfull delay in the project. Due to the petitions filed by the action council and neighbours before the Cochin Corporation, they received several stop memos from the Cochin Corporation. The promoter then approached the Hon'ble High Court of Kerala, which appointed a technical expert committee to examine the structural stability of the apartment building, soil conditions, and the existing conditions of surrounding houses. The technical expert committee found no violations, and the stays pending against the project were vacated by the Hon'ble High Court of Kerala.

Additionally, the promoter has submitted the details of the pending works in the project. The Authority has found that out of 94 units, 43 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.

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, decided to extend the registration of the real estate project 'Confident Whitehouse' for one year from 21.05.2026 to 20.05.2027 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 two 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/-

Preetha P Menon

Member

True Copy / Forwarded by / Order

Secretary (Technical & Administration)
Kerala Real Estate Regulatory Authority



