



KERALA REAL ESTATE REGULATORY AUTHORITY
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Present: Shri. P H Kurian

No. T1/OL/EX/031/2024

Dated 10th July, 2024.

Applicant: M/s. Thomsun Realtors Private Limited,
Thomsun Annex, Achutha Warriar Lane,
M G Road, Kanayannur,
Ernakulam, Kerala- 682035.

ORDER

1. The Kerala Real Estate Regulatory Authority had issued registration for the real estate project '**PRESTIGE PANORAMA**' promoted by M/s. **THOMSUN REALTORS PRIVATE LIMITED** as per Certificate No. **K-RERA/PRJ/227/2020** dated 27.10.2020 issued under Section 5 of the Real Estate (Regulation and Development) Act, 2016. [hereinafter referred to as 'the Act, 2016']. 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 in respect of the project was also added at the time of initial registration and hence the registration was valid up to 30.12.2023. This has been extended for a further period of six months notified under General Order No. K-RERA/T3/102/2020 dated 19.07.2021, issued in connection with the Covid pandemic and the registration extended up to 30.06.2024.

2. Now the promoter has filed application for extension of registration for two year from 01.07.2024 in Form No. E with the required fee of Rs. 3,85,734/- (Rupees Three Lakh Eighty-Five Thousand Seven Hundred and Thirty-Four 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. Accordingly, the Authority scheduled a hearing before the Secretary (Technical & Administration) on 22.05.2024. Smt. Leepa Tittu, Senior Manager (Legal) of the promoter company, attended the hearing. She requested a two year extension of the registration of the project and submitted that considerable time had been lost due to unexpected delays in obtaining the passes for removing the earth, lockdowns in 2020 and 2021 due to the COVID-19 pandemic, inclement weather, shortages and delays in the delivery of construction materials, and a stay imposed on the construction, which affected the work progress at the site. Additionally, the neighbouring property owner had obtained stay order in work from the Munsiff Court, Ernakulam in OS No.1114/2023. The injunction not only resulted in the sudden stoppage of construction but also caused the labour to disperse, leading to further delays.
4. The Authority reviewed the application for the extension of the registration of the project and found that out of 136 units, 82 units are booked or sold. The building permit is valid up to 17.01.2026, and the overall physical progress is reported as 30.92%. The promoter uploaded a detailed affidavit explaining the delay, including details of court orders, the consent of one-third of the allottees, the present status of the work, a list of pending works, a time schedule to complete the pending works, and an affirmation that the building permit of the project will be renewed in due time.

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 ‘‘PRESTIGE PANORAMA’ for one year from 01.07.2024 to 30.06.2025 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 issue notices to all allottees and enable the formation of an Association of allottees under Section 11(4) (e) of the Act, 2016 within thirty days from the date of receipt of this order.
 - iii. The promoter shall complete the project in all respects within the extended period as per the schedule furnished by the promoter.
 - iv. 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.
 - v. The occupancy certificate shall be obtained within the extended period and shall upload the same in 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.
 - vi. The promoter shall forward the copy of the extension order to all existing allottees.

Sd/-
P H Kurian
Chairman

True Copy/Forwarded by/Order

Secretary (Technical & Administration)



