



**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/045/2024**

**Dated 19<sup>th</sup> 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 Zenith**' promoted by 'M/s Confident Projects Residential' as per certificate No. **K-RERA/PRJ/106/2020** dated 15.06.2020 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid up to 01.09.2023. 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 availed by the promoter and the registration was extended up to 01.03.2024.

2. Now the promoter has filed application for extension of registration for further one more year from 02.03.2024 in Form No. E remitting the required fee of Rs. 1,05,909/- (Rupees One Lakh Five Thousand Nine Hundred and Nine 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 scrutinized the application for the extension of the registration. The promoter has submitted that the COVID-19 pandemic affected the construction of the project due to the unavailability of materials and a shortage of labour, which delayed the progress of the project. The promoter also submitted the present status of the work completion, which states that the overall progress of the work is at 98.87%. The validity of the building permit is up to 31.07.2024. Additionally, the promoter has submitted the details of the pending works of the project. The Authority has found that out of 86 units, 85 units were booked or sold, and the Association of allottees has been formed. Considering the above facts and circumstances, the Authority found the application for the extension of the project to be in order as per the Act and Rules.
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 '**Confident Zenith**' from 02.03.2024 to 01.03.2025 with 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 occupancy certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
- iv. 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.
- v. 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



