



KERALA REAL ESTATE REGULATORY AUTHORITY

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

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Present: Sri. P H Kurian Chairman.

No. T1/OL/EX/028/2024

Dated 19th July, 2024.

Applicant: M/s Greenest Buildings and Business Private Limited
TC.14/733, Nandavanam,
Thiruvananthapuram,
Kerala- 695033

ORDER

1. The Kerala Real Estate Regulatory Authority issued registration to the real estate project '**Greenest One**' promoted by 'M/s Greenest Buildings and Business Private Limited' as per Certificate No. **K-RERA/PRJ/ TVM/092/ 2022** dated 01.08.2022 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration has expired on 30.06.2024.
2. Now the promoter has filed an application for extension of registration for one year from 01.07.2024 in Form No. E with the required fee of **Rs. 1,86,795/-** (Rupees One Lakh Eighty Six Thousand Seven Hundred and Ninety Five 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 38%. The development permit valid up to 05.01.2027. Additionally, the promoter has submitted the pending works of the project. The Authority has found that out of 29 units, 8 units were booked or sold. As per the direction of the Authority, a hearing was scheduled on 03.05.2024 before the Secretary (Technical & Administration) of the Authority.
4. In the hearing held on 03.05.2024, Shri Ajeesh Narayan, Director of the promoter company attended. He submitted that a miscalculation of the completion date and market conditions are the reasons for applying for the extension of the project registration. The promoter also submitted that 95% of the project's development is completed and furnished the consent of 7 out of 8 allottees for extending the project registration. The Authority found the application for the extension of the project to be in order as per Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018.
5. Considering the above facts and circumstances of the case, the Authority in exercise 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 '**Greenest One**' from 01.07.2024 to 30.06.2025 with the following conditions.
 - i. The promoter shall complete the development works as per the development permit obtained from Thiruvananthapuram Corporation.
 - ii. This extension shall not affect any of the rights of the existing allottees as per the Act, 2016.

- iii. The promoter shall complete the project in all respects within the extended period.
- iv. The Association of allottees shall be formed and incorporated as per Section 11(4) (e) of the Act, 2016.
- v. The Development Certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
- vi. 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.
- vii. 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



