



**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

**No. T1/OL/EX/049/2024**

Dated 22<sup>nd</sup> July, 2024.

Applicant: Shri. Praveenkumar E.A  
Aravindam,45/1484, NKS Road,  
Pachalam, Ernakulam,  
Kanayannur, Ernakulam,  
Kerala- 682012

**ORDER**

1. The Kerala Real Estate Regulatory Authority had issued registration for the real estate project '**Pooja Sudhindram**' promoted by **Shri. E A Praveen Kumar**, as per Certificate No. **K-RERA/PRJ/034/2020** dated 05.03.2020 issued under Section 5 of the Real Estate (Regulation and Development) Act, 2016. [hereinafter referred to as 'the Act, 2016']. The registration was valid up to 29.12.2023. 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 29.06.2024.

2. Now the promoter has filed application for extension of registration for one year from 30.06.2024 in Form No. E with the required fee of Rs. 30496/- (Rupees Thirty Thousand Four Hundred and Ninety-Six 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 scrutinized the application and found that the promoter has completed work of the project at 70%. The building permit is valid until 29.07.2027. Additionally, the promoter has submitted the details of the pending works of the project. The Authority has found that out of 16 units, no units were booked or sold. The 4th Quarterly Progress Report of the project in financial year 2023-2024 also confirms that the progress is 70% and no units have been booked or sold. 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. Considering the above facts and circumstances of the case, 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, has decided to extend the registration of the real estate project '**Pooja Sudhindram**' for one year from 30.06.2024 to 29.06.2025 subject to the following conditions;

- i. The Association of allottees shall be formed as soon as the majority of the units are booked or sold under Section of the Act,2016.
- ii. The promoter shall complete the project in all respects within the extended period as per the schedule in the affidavit furnished by the promoter.
- iii. 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.
- 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.

Sd/-  
P H Kurian  
Chairman

True Copy/Forwarded by/Order

  
Secretary (Technical & Administration)

