



KERALA REAL ESTATE REGULATORY AUTHORITY
Trinity Centre, Opposite Chaithanya Eye Hospital,
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004
www.rera.kerala.gov.in Email- info.rera@kerala.gov.in
Phone: 94976 80600

Present: Sri.PH Kurian Chairman.

No. T1/OL/EX/050/2024

Dated 12th July, 2024.

Applicant: M/s. Asset Homes Private Limited,
Asset Centrale, XV/246C, NH Bypass,
Kundanoor Jn, Maradu P.O,
Kanayannur, District – Ernakulam,
Kerala, Pin – 682 304

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Asset Celeste**' promoted by '**M/s. Asset Homes Private Limited**' as per the Certificate No. **K-RERA/PRJ/KTM/064/2021** dated **08.11.2021** under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 31.05.2024.
2. Now the promoter has filed a formal application for the extension of registration of the project for ten months from 01.06.2024 in Form No. E with the required fee of Rs. 1,39,853.00/- (Rupees One lakh thirty nine thousand eight hundred and fifty three 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 uploaded the certificate of the Chartered Accountant in Form No. 4, which shows the overall progress of work as 90%. The building permit is valid up to 06.10.2026. Out of 21, units 19 units were booked or sold. As per the direction of the Authority, the promoter also uploaded the consent of 14 allottees to extend the registration of the project.
4. Considering the above facts and circumstances of the case, the Authority by 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 '**Asset Celeste**' from 01.06.2024 to 31.03.2025 with the following conditions.
 - i. The extended period shall not affect on any of the rights of the existing allottees envisaged in 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 and incorporated as per the laws within three months from the date of this order.
- iv. The occupancy certificate shall be obtained within the extended period and shall upload the same 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/-

P H Kurian
Chairman

True Copy/Forwarded by/Order


Secretary (Technical & Administration)

25/7/24

