



KERALA REAL ESTATE REGULATORY AUTHORITY
Trinity Centre, Opposite Chaithanya Eye Hospital,
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004
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Phone: 94976 80600

Present: Sri.PH Kurian Chairman.

No. T1/OL/EX/047/2024

Dated 29th July, 2024.

Applicant: M/s. Padmasree Developers Pvt Ltd.
Padmasree Dwarka Enclave,
Gopalaprabhu Road, Kanayannur,
Ernakulam, Kerala – 682 035.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Padmasree Ramsarovar**' promoted by '**M/s. Padmasree Developers Pvt Ltd**' as per the Certificate No. **K-RERA/PRJ/ERN/086/2022** dated **17.05.2022** under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration valid upto 01.06.2024.
2. The promoter has filed a formal application for the extension of registration of the project for one year from 02.06.2024 in Form No. E with the required fee of Rs. 76,459/- (Rupees Seventy six thousand four hundred and fifty 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. Accordingly, as per the direction of the Authority, Sri. Vikas Shenoy, Managing Director of the promoter company, attended the hearing conducted on 03.07.2024 with the technical wing of the Authority. The overall progress of work is 35% as mentioned by the promoter. The building permit is valid up to 05.03.2027. Out of 20 units 4 units were booked or sold. As per the direction of the Authority, the promoter also uploaded the consent of 3 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 '**Padmasree Ramsarovar**' from 02.06.2024 to 01.06.2025 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 occupancy certificate shall be obtained within the extended period and shall upload the same 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 & Administration)
Kerala Real Estate Regulatory Authority

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21/8/24

