



KERALA REAL ESTATE REGULATORY AUTHORITY

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

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Present: Shri. P H Kurian, Chairman

No. T1/OL/EX/046/2024

Dated 08th August, 2024.

Applicant: M/s Confident Projects Residential
574, Park House, 80 Feet Road, 8th block,
Koramangala, Opp Lakshmi Devi Park, Anekal,
Bangalore, Karnataka- 560095

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Confident Greenfield**' promoted by 'M/s Confident Projects Residential' as per certificate No. **K-RERA/PRJ/101/2020** dated 12.06.2020 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid up to 12.11.2023. 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 12.05.2024.

2. Now the promoter has filed application for extension of registration for further one more year from 13.05.2024 in Form No. E and remitting the required fee of Rs. 2,47,340/- (Rupees Two lakhs forty seven thousand three hundred forty 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 scrutinised 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 70%. The validity of the building permit was expired on 31.05.2024. Additionally, the promoter has submitted the details of the pending works of the project. The Authority has also found that out of 90 units, 65 units have been booked or sold, and the promoter has submitted the consent of two-thirds of the allottees to extend the project registration up to 10.01.2025. Considering the above facts and circumstances, the Authority found the application is eligible for the extension of the registration of the project up to 10.01.2025.
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 Greenfield**' from 13.05.2024 to 10.01.2025 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 Association of allottees shall be formed and incorporated as per Section 11(4) (e) of the Act, 2016, within three months from the date of this order.
- iii. The promoter shall complete the project in all respects within the extended period.
- iv. The occupancy certificate shall be obtained within the extended period and shall be uploaded 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 and Administration)
Kerala Real Estate Regulatory Authority



