



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, Chairman

No. T1/OL/EX/057/2024

Dated 12th August, 2024.

Applicant: M/s Salpa & Experts Infra Solutions LLP
Kolathapilly House, Chakoath Lane, Punkunnam,
Thrissur, Kerala- 680002

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**CASA CENTRAL**' promoted by M/s Salpa & Experts Infra Solutions LLP as per certificate No. **K-RERA/PRJ/PKD/088/2023** dated 24.05.2023 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid up to 31.01.2024.
2. The promoter has filed an application for the extension of registration of the project for further one more year from 01.02.2024 in Form No. E and remitting the required fee of Rs. 5,27,428/- (Rupees Five lakh twenty-seven thousand four hundred and twenty eight 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 scrutinized the application for the extension of the registration. The current overall physical progress is 63%. The building permit is valid until 29.07.2025. Out of 59 units, no units have been booked or sold. The promoter has uploaded the progress of work and details of pending tasks. The First Quarterly Progress Report of the financial year 2024-2025 has been updated. The Authority found the application for the extension of the project is in order as per Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018.
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 '**CASA CENTRAL**' from 01.02.2024 to 31.01.2025 with the following conditions.
- i. The promoter shall complete the project in all respects within the extended period.
 - ii. The occupancy certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
 - iii. 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.
 - iv. 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)

