



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/053/2024

Dated 21st August, 2024.

Applicant: M/s Navera Builders Private Limited,
House No -65 Ward No- 1, Konduvattathu House,
Mudiyoorkonam Pandalam,
Pathanamthitta, Kerala- 689501

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**NAVERA SIGNATURE**' promoted by M/s Navera Builders Private Limited as per certificate No. **K-RERA/PRJ/TSR/016/2021** dated 24.05.2021 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid until 31.12.2023. Additionally, the promoter obtained a six-month extension as per General Order No. K-RERA/T3/102/2020 dated 19.07.2021, in connection with the Covid pandemic, extending the registration up to 30.06.2024.

2. Now the promoter has filed an application dated on 01.07.2024 for extension of registration for further one more year from 01.07.2024 in Form No. E remitting the required fee of Rs. 1,43,171/- (Rupees One lakh forty-three thousand one hundred and seventy-one 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 and decided to hear the promoter in detail about the delay in completion of the project within the specified time period. Accordingly, Adv. D Radhakrishnan on behalf of the promoter company attended the hearing held on 06.08.2024 before the Secretary (Technical & Administration). He stated that the project is almost completed and more time is required to obtain the final NOC from the Pollution Control Board. Hence, he also requested one-year extension for the registration of the project. The current overall physical progress of the project is at 97%, and the 1st quarterly progress for the financial year 2024-2025 has been updated. The building permit is valid until 01.02.2026. Out of 60 units, all 60 have been booked or sold, and an Association of allottees has been formed. The promoter has uploaded the progress of work and details of pending tasks. The Authority found that the application for the extension of registration 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 '**NAVERA SIGNATURE**' from 01.07.2024 to 30.06.2025 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 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 be uploaded 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 and Administration)
Kerala Real Estate Regulatory Authority



21/8/24

