



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/040/2024

Dated 27th August, 2024.

Applicant: M/s Pentium Construction Private Limited
SJ Patel Business Chambers 2nd Floor ,No.2/2,
2nd Main, Vinayaka Circle,
Palace Guttahalli, Anekal,
Bangalore, Karnataka- 560003

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**PENTIUM TRANQUIL VERTICAL HOME**' promoted by M/s Pentium Construction Private Limited as per certificate No. **K-RERA/PRJ/KKD/063/2021** dated 05.11.2021 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid up to 04.08.2024.

2. Now the promoter has filed an application dated on 02.05.2024 for extension of registration for further six months from 05.08.2024 in Form No. E remitting the required fee of Rs.1,23,283/- (Rupees One lakh twenty-three thousand two hundred eighty-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 Authority has scrutinised the application for the extension of the registration. The current overall physical progress of the project is 56%, and the quarterly progress for the financial year 2024-2025 has been updated. The building permit is valid up to 04.08.2026. Out of 28 units, 11 have been booked or sold. The promoter has uploaded the progress of work and details of pending tasks. Additionally, the promoter has submitted the consent of 9 allottees out of 11 units allotted for the extension of the registration of the project. The Authority found that the application for the extension of the 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 '**PENTIUM TRANQUIL VERTICAL HOME**' from 05.08.2024 to 04.02.2025 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

31/8/24

