



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/056/2024

Dated 27th August, 2024.

Applicant: M/s Vithayathil Homes
Vanchinad Residency,
VIP Road, Kaloor, Near JNL Stadium,
Ernakulam, Kerala- 682017

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'Vithayathil Affinity at Pukalakkattu' promoted by M/s Vithayathil Homes as per certificate No. **K-RERA/PRJ/351/2020** dated 23.12.2020 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid until 31.12.2022. The promoter also obtained six months extension as per the General Order No. K-RERA/T3/102/2020 dated 15.06.2020, issued in connection with the Covid pandemic and the registration extended up to 30.06.2023. In addition to the above, the promoter also obtained one year extension of the registration of the project up to 30.06.2024 as per Section 6 of the Act, 2016.

2. Now the promoter has filed an application dated on 11.07.2024 for extension of registration for further six months from 01.07.2024 in Form No. E remitting the required fee of Rs. 63,147/- (Rupees Sixty-three thousand one hundred and forty-seven 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 stated that the physical progress of the project is 100% completed and is awaiting for the occupancy certificate from the Local Self Government Institution, final NOCs from the Pollution Control Board and the Fire and Safety Department. The building permit is valid up to 13.07.2027. Out of 18 units, 14 units are sold/booked. They have submitted the consent of 8 allottees to extend the project registration for a further six months. Considering the fact that the physical progress of the project is 100% and conforming other requirements like consent of allottees, the application is eligible for the extension of registration.
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 '**Vithayathil Affinity at Pukalakkattu**' (Reg No: K-RERA/PRJ/351/2020) from 01.07.2024 to 31.12.2024 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

31/1/24

