



KERALA REAL ESTATE REGULATORY AUTHORITY

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

www.rera.kerala.gov.in Email- info.rera@kerala.gov.in

Phone: 0471 3501012

Present: Sri. P H Kurian Chairman.

No. T1/OL/EX/062/2024

Dated 19th September, 2024.

Applicant: M/s V Five Homes Private Limited
TC-15/1161, Al-Bayth, Vazhuthacaud,
Opp. Cotton Hill Pre-Primary School
Thiruvananthapuram, Kerala - 695014

ORDER

1. The Kerala Real Estate Regulatory Authority issued registration to the real estate project '**V Five Pearl**' promoted by 'M/s V Five Homes Private Limited' as per Certificate No. **K-RERA/PRJ/072/2020** dated 03.06.2020 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 29.02.2024. 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 31.08.2024.


2. Now the promoter has filed application dated 04.09.2024 for the extension of registration of the project for six months from 31.08.2024 in Form No. E with the required fee of Rs. **1,70,614/-** (Rupees One lakh seventy thousand six hundred fourteen 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 scrutinised the application for the extension of the project's registration. The promoter has submitted the present status of work completion, stating that the overall progress of the work is at 98%. The validity of the building permit is up to 27.06.2025. Additionally, the promoter has provided details of the pending works of the project. The Authority found that out of 42 units, 24 units were booked or sold. The promoter also stated that the delay in work was due to the Covid-19 pandemic, which caused unforeseen disruptions and directly impacted the work in the early stages. Considering the above facts and circumstances, the Authority found that the application for extension of registration is in order as per the Act and Rules.
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 '**V Five Pearl**' from 01.09.2024 to 28.02.2025 subject to the following conditions;

- i. This extension of the registration of the project 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 Association of allottees shall be formed and incorporated as per Section 11(4) (e) of the Act, 2016 within two months of this order.
- 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

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Secretary (Technical and Administration)
Kerala Real Estate Regulatory Authority



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Present: Sri. P H Kurian Chairman.

No. T1/OL/EX/062/2024

Dated 30th September, 2024.

Applicant: M/s V Five Homes Private Limited
TC-15/1161, Al-Bayth, Vazhuthacaud,
Opp. Cotton Hill Pre-Primary School
Thiruvananthapuram, Kerala - 695014

CORRIGENDUM

In the Order No. T1/OL/EX/062/2024 dated 19.09.2024 of the Authority, regarding the extension of the registration of the real estate project “V Five Pearl” (Reg No. K-RERA/PRJ/072 /2020), the promoter has applied for an extension of the registration of the project up to 31.03.2025. In the order, this was mentioned mistakenly as for six months and accordingly registration was extended up to 28.02.2024. To rectify the above mistake the order of extension of the registration of the project is hereby corrected extending registration up to 31.03.2025.

Sd/-

P H Kurian
Chairman

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Secretary (Technical and Administration)
Kerala Real Estate Regulatory Authority

