



**KERALA REAL ESTATE REGULATORY AUTHORITY**  
**Trinity Centre, Opposite Chaithanya Eye Hospital,**  
**Kesavadasapuram, Thiruvananthapuram. Pin- 695 004**  
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Phone: 94976 80600

Present: Sri.PH Kurian Chairman.

**No. T1/OL/EX/063/2024**

Dated 14<sup>th</sup> October, 2024.

Applicant: M/s. Kalyan Developers,  
Near Canara Bank, Sree Krishna Building,  
West Palace Road, Thrissur – 680 022.

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Kalyan Gateway**' promoted by '**M/s. Kalyan Developers**' as per the Certificate No. **K-RERA/PRJ/055/2020** dated **17.03.2020** under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration valid upto 31.03.2024. The extension of registration for six months notified under the general order No. K-RERA/T3/102/2020 dated 19.07.2021, in connection with the Covid pandemic was also availed by the promoter and the registration extended up to 30.09.2024.
2. The promoter has filed a formal application for the extension of registration of the project for one year from 01.10.2024 in Form No. E with the required fee of Rs. 2,43,645/- (Rupees Two lakh forty three thousand six hundred and forty five 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 physical progress of work is shown as 85%. The building permit is valid up to 20.06.2029. Out of 90 units 69 units were booked or sold. As per the affidavit submitted by the promoter, the project is nearing to completion and will be filing for certificates from the Pollution Control Board, Fire and rescue services and Completion Certificate within two weeks. Association of allottees has not formed.
4. Considering the above facts and circumstances of the case, the Authority by exercise 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 '**Kalyan Gateway**' from 01.10.2024 to 30.09.2025 with the following conditions.
  - i. The extended period shall not affect on any of the rights of the existing allottees envisaged in 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 upload the same 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 & Administration)

17/10/24.