

**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/004/2025

Dated 17th January, 2025.

Applicant: M/s Condor Builders Pvt Ltd,
Condor Plaza, TC 2/2421,
Pattom, Opposite Josco Jewellers,
Thiruvananthapuram,
Kerala- 695004

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Condor Cyber Gardens Iris**' promoted by M/s Condor Builders Pvt Ltd' as per Certificate No. **K-RERA/PRJ/042/2021** dated 10.09.2021 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid up to 31.08.2024. 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 also availed by the promoter and the registration was extended up to 28.02.2025.

2. Now the promoter has filed application for extension of registration up to 27.02.2026 in Form No. E remitting the required fee of Rs. 8,14,713/- (Rupees Eight lakhs fourteen thousand seven hundred and thirteen 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 promoter submitted that a delay occurred in completing the project before the expiry of the project registration period due to deep excavation by the Kerala Water Authority (KWA) for sewerage pipe laying on the front access road, which lasted for more than 18 months. This excavation adversely affected the movement of construction vehicles and materials to the project site. Additionally, they submitted that the project is nearing completion and stated that the final No Objection Certificate (NOC) from the Fire and Safety Department has already been obtained. They further submitted that they have applied for consent to operate the Sewage Treatment Plant (STP) from the Kerala State Pollution Control Board. They have also applied for the Occupancy Certificate from the Corporation of Thiruvananthapuram. The final electricity and water connection works have been completed. In this context, they have requested an extension of the project registration for one year from 28.02.2025.
4. The promoter has requested a one-year extension to complete the project by paying 50% of the registration fees as per Rule 8 of the Kerala Real Estate (Regulation & Development) Rules, 2018. Out of the 182 units, 114 units have been sold. The building permit is valid up to 11.09.2026, and the physical progress of the project is at 95%. Considering the above facts and

circumstances, the Authority has found that the applicant is eligible for an extension of the project registration up to 27.02.2026.

5. 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, hereby decides to extend the registration of the real estate project '**Condor Cyber Gardens Iris**' from 28.02.2025 to 27.02.2026 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 occupancy certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
 - iii. The promoter shall form association of allottees, transfer / hand over the common area and the documents pertaining to the project to the Association of allottees as per the provisions of the Act, 2016.
 - iv. 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

