



**KERALA REAL ESTATE REGULATORY AUTHORITY**

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

[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in) Email- [info.rera@kerala.gov.in](mailto:info.rera@kerala.gov.in)

Phone: 94976 80600

Present: Sri.PH Kurian Chairman.

**No. T1/OL/EX/083/2024**

Dated 10<sup>th</sup> February, 2025.

Applicant: M/s Motif Builders and Developers Pvt Ltd  
XI/237-A49, 4<sup>th</sup> Floor, Hayath Towers,  
Padamugal, Kakkanad, Near Juma Masjid,  
Kanayannur, Ernakulam,  
Kerala – 682 021.

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Royale Courtyard**' promoted by '**M/s. Motif Builders and Developers Pvt Ltd**' as per the Certificate No. **K-RERA/PRJ/ERN/060/2024** dated **12.03.2024** under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration valid up to 25.11.2024.
2. The promoter has filed a formal application for the extension of registration of the project for one year from 26.11.2024 in Form No. E with the required fee of Rs. 1,27,008/- (Rupees One lakh twenty seven thousand and eight 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 stated that there was a delay in Lift installation and labour shortage due to climatic issues and also submitted an affidavit stating the status of the project and an undertaking to complete the project before 25.11.2025. The physical progress of work is shown as 93%. The building permit is expired. Out of 53 units 38 units were booked or sold. Consent of the allottees to extend the date of completion of the project is not submitted.
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 '**Royale Courtyard**' from 26.11.2024 to 25.11.2025 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)

