



**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/079/2022**

Dated 16<sup>th</sup> November, 2022.

Applicant: M/s. Confident Projects Residential,  
No.574, Park House,  
80 Feet Road, 8<sup>th</sup> Block,  
Opp. Lakshmi Devi Park,  
Koramangala,  
Bangalore – 560 095.  
Email -

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Confident Iris**' promoted by '**M/s. Confident Projects Residential**' as per the certificate No. **K-RERA/PRJ/025/2020** dated **26.02.2020** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 01.09.2021 and it was further extended up to 01.09.2022 as per the general orders K-RERA/T3/102/2020 dated 15.05.2020 and 19.07.2021 issued by the Authority, invoking the provisions of section 6 of the Act in connection with the Covid pandemic.

2. Now the promoter filed the formal application for the extension of registration of the real estate project for six months in Form No. E. 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. Accordingly, as per the directions of the Authority, the promoter attended the hearing conducted on 14.09.2022, to adduce the special circumstances necessitated the extension of the registration. The Authority directed the promoter to file a detailed affidavit showing the present status of each item of work completed and balance of work and other allotment details. The promoter filed the affidavit showing the status of the work completed and agreed to complete the finishing works of the project within the requested period of six months.
4. The promoter also uploaded the supporting documents /details such as the present status of the project, details of work completed. It is also found that more than 86% of the project cost was expended. The finishing works are yet to be completed. In the project, 61 units are sold out of 88 units. The applicant has remitted Rs. 1,77,787/- (Rupees One Lakh Seventy-Seven Thousand Seven Hundred and Eighty-Seven only) as fee for the extension of registration.
5. Considering the above facts and circumstances of the case, the Authority in 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 '**Confident Iris K-RERA/PRJ/025/2020**', for six months from **02.09.2022** to **01.03.2023** with the following conditions.

- i. The extended period shall not affect on any of the rights of the existing allottees as envisaged in the Act, 2016.
- ii. The Association of allottees shall be formed and incorporated as per the laws.
- iii. The promoter shall complete the project in all respects within the extended period.
- iv. The occupancy certificate shall be obtained within the extended period and shall upload the same in the web portal of K-RERA.
- v. The promoter shall also transfer / hand over the common area and 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 as promised to the allottees and transfers / handing over the common amenities to the Association, Form No. 6 shall be uploaded by the promoter in the web portal of K-RERA.

Sd/-  
P H Kurian  
Chairman

Copy to: 1. To the web page of the project.  
2. To Stock File.

True Copy/Forwarded by/Order

  
  
Secretary (Technical & Administration)

