



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: 94976 80600

Present: Sri.PH Kurian Chairman.

No. T1/OL/EX/023/ 2022

Dated 28th October, 2022.

Applicant: M/s. Calicut Landmark Builders and Developers (India) Pvt Ltd,
Landmark World,
NH- 17 Bypass,
Kozhikkode,
Kerala – 673 014.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Landmark Village Tower II**' promoted by '**M/s. Calicut Landmark Builders and Developers (India) Pvt Ltd**' as per the certificate No. **K-RERA/PRJ/222/2020 dated 19.10.2020** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 30.09.2021 and it was further extended up to 31.03.2022 as per the general order K-RERA/T3/102/2020 dated 19.07.2021 issued by the Authority, invoking the provisions of section 6 of the Act in connection with the Covid pandemic. The relaxation of six months in expiry of the validity period in respect of the order K-RERA/T3/102/2020 dated 15.05.2020 was added to this project at the time of project registration.

2. Now the promoter filed the formal application for the extension of registration of the real estate project for one year 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, promoter's representative and the Secretary of the 'Landmark Village Tower 2 Residents Association' Shri. Luquman BC attended the hearing scheduled on 28.10.2022, to adduce the special circumstances necessitated the extension of the registration. Shri. Luquman BC, submitted that the Association has no objection to the extension of the registration of the project as applied by the promoter.
4. The promoter uploaded the supporting documents /details such as the present status of the project, details of work completed. It is also found that more than 90% of the work has been completed. The fire NOC and Occupancy certificates are pending. The promoter submitted that more than 90% of the works of firefighting system and Sewage Treatment Plant are almost completed and the consent is pending with the offices. The applicant remitted Rs. 3,05,947/- (Rupees Three Lakhs Five Thousand and Nine Hundred and Forty 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 '**Landmark Village Tower II**', for one year from **01.04.2022** to **31.03.2023** 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 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 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 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

True Copy/Forwarded by/Order

Secretary (Technical & Administration)

- Copy to: 1. Secretary, Landmark Village Tower 2 Residents Association, Landmark Village, Kannothe PO, Kozhikkode. Email- residentslvt2@gmail.com
2. To the web page of the project.
3. To Stock File.

