



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/093/2022

Dated 09th December, 2022.

Applicant: M/s. Samraksha Habitat Private Limited,
Building No.612, Ward No. 5
Poothrika Grama Panchayath,
Kolenchery, Kunnathunadu,
Eranakulam District
Kerala- 682 311.
E-mail-

ORDER
(Revised)

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Samraksha Homes**' promoted by '**M/s. Samraksha Habitat Private Limited**' as per the certificate No. **K-RERA/PRJ/ERN/003/2021** dated **30.03.2021** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 31.03.2022. 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 has availed by the promoter and registration extended up to 30.09.2022.

2. Now the promoter filed the formal application for the extension of registration of the real estate project for one year from 01.10.2022, 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. The promoter filed documents /details showing the present status of the project, details of work completed. The project is at the last stage of completion. It is also submitted that no units of the project are sold. The works of the project are going on. The applicant has remitted Rs. 1,70,013/- (Rupees One Lakh Seventy Thousand and Thirteen only) as fee for the extension of registration.
4. 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 '**Samraksha Homes**', for one year from **01.10.2022** to **30.09.2023** 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 Association of allottees shall be formed and incorporated as per the laws.
 - 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.

5. The order of extension No. T1/OL/EX/093/2022 dated 18.11.2022 issued with reference to the application dated 29.10.2022 is hereby repealed.

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)

