



**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: 0471 3501013

Present: Sri.PH Kurian Chairman.

**No. T1/OL/EX/065/2022**

Dated 20<sup>th</sup> November, 2022.

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

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Landmark Maple Commercial**' promoted by '**M/s. Calicut Landmark Builders and Developers (India) Pvt Ltd**' as per the certificate No. **K-RERA/PRJ/036/2020** dated **11.05.2020** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 31.05.2021. The extension of registration for six months each notified under the general orders No. K-RERA/T3/102/2020 dated 15.05.2020 and 19.07.2021, in connection with the Covid pandemic were also availed by the promoter and the registration extended up to 31.05.2022.

2. Now the promoter filed the formal application for the extension of registration of the real estate project for one year from 01.06.2022, 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 uploaded the supporting documents /details such as the present status of the project, details of work completed. It is submitted that 85% of the construction work has been completed. The 50% of the total units are not allotted and hence the association of allottees is not formed. The applicant remitted Rs. 89,381.50/- (Rupees Eight Nine Thousand Three Hundred and Eighty One and Fifty Paise 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 '**Landmark Maple Commercial (Reg No.K-RERA/PRJ/036/2020)**', for one year from **01.06.2022** to **31.05.2023** 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

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



True Copy/Forwarded by/Order

*Shakti*

Secretary (Technical & Administration)

