



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/99/2022

Dated 27th December, 2022.

- Applicant:
1. M/s. Oceanus Dwellings Pvt Ltd,
No. 1090/B, PN Plasa, 4th Floor,
18th Cross, 3rd Sector, HSR Layout,
Anekal, Bangalore district,
Karnataka – 560 102.
 2. Shri. Chacko PK,
Managing Director,
M/s Oceanus Dwelling Pvt Ltd,
San Rock Towers, 2nd Floor,
Sreekaryam, Thiruvananthapuram
Kerala – 695 017.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Oceanus Mythrika**' promoted by **M/s Oceanus Dwelling Pvt Ltd**, as per the certificate No. **K-RERA/PRJ/243/2020 dated 28.10.2020** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 30.06.2022 and it was further extended up to 30.12.2022 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 for eighteen months from 31.12.2022 in Form No. E with the required fee of Rupees 1,02,617.88/- (Rupees One Lakh Two Thousand Six Hundred Seventeen and Eighty-Eight Paise 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. Accordingly, as per the directions of the Authority, two officials of the promoter company on behalf of the promoter attended the hearing scheduled on 19.12.2022, to adduce the special circumstances necessitated to the extension of the registration. A total number of six allottees out of nine are attended the hearing virtually. The allottees reported that they have no objection for the extension of registration to the project. The Officers of the promoter company were heard in detail. The Authority directed to file an affidavit regarding the completion of the project within the extension period of one year with timeline. The promoter affirmed that the occupancy certificate shall hand over within one year.
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 '**Oceanus Mythrika**', one year from **31.12.2022** to **30.12.2023** with the following conditions.
 - i. The extended period shall not affect on any of the rights of the allottees envisaged in the Act, 2016.

- ii. The promoter shall complete the project in all respects within the extended period as per the schedule in the affidavit furnished by the promoter.
- iii. The 'Association of allottees' shall be formed and incorporated as per the laws.
- 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. The occupancy certificate shall be obtained within the extended period and shall upload the same in the web portal of K-RERA.
- vi. 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

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

True Copy/Forwarded by/Order

Secretary (Technical & Administration)

