



## **KERALA REAL ESTATE REGULATORY AUTHORITY**

TC 25/1379, CRA D-112, Near Pentecostal Church,  
Plamoodu-Charachira Road, Thiruvananthapuram-695003.  
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Phone: 94976 80600

Present: Sri.PH Kurian Chairman.

**No.K-RERA/T1/1650/ 2020**

**Dated 20th July 2022.**

Applicant: M/s. Galaxy Homes Pvt Ltd,  
Galaxy Square, 6<sup>th</sup> Floor  
Rajaji Road Junction,  
MG Road, Eranakulam,  
Kerala – 670 572.

### **ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Galaxy Bridgewood**' promoted by '**M/s. Galaxy Homes Pvt Ltd**' as per the certificate No. **K-RERA/PRJ/272/2020 dated 21.11.2020** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 13.07.2021 and it was further extended up to 13.01.2022 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 for six months from 14.01.2022 in Form No. E with the required fee of Rupees 1,27,946/-. 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, Shri. Mahin KS, Project Co Ordinator of the promoter company and Adv. Thomas John attended the hearing scheduled on 20.07.2022, to adduce the special circumstances necessitated to the extension of the registration. They have submitted the documents of application for fire NOC and electrical transformer, supply order of transformer etc. They submitted that the work of sewage treatment plant has completed and applied for the consent to operate from the Kerala State Pollution Control Board. They further submitted that majority of the apartments are transferred to the allottees through registered sale deeds.
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 '**Galaxy Bridgewood**', from **14.01.2022** to **30.09.2022** 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.

- 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

*Sheetan*

Secretary (Technical & Administration)

