

K-RERA TIMES

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Newsletter from Kerala Real Estate Regulatory Authority

K-RERA issues show cause notice to 222 Real Estate Projects

Quarterly Progress Report is one of the main factors aiming for transparency

Thiruvananthapuram: The Kerala Real Estate Regulatory Authority (K-RERA) has served show cause notices to 222 real estate projects that failed to submit quarterly progress reports (QPR). As per the Kerala Real Estate (Regulation and Development) Rules 2018, 17(1)(e), the real estate project promoters must submit progress reports online every three months.



October 7. However, only 395 projects have submitted the report online. The quarterly progress report is one of the main factors contributing to system transparency.

In addition, it is the right of allottees to know the quarterly progress of the allotted units of the registered

617 real estate projects were to submit progress reports by

projects through the K-RERA official website.

No Project in the name of 'Best Return Homes' has registered with K-RERA



A screengrab from the promoter's social media advertisement

Thiruvananthapuram: It has come to the Authority's notice, that a Real Estate Project promoted under the name 'Best Return Homes' is advertising Plots and Luxury Villas for sale at Munnar Chinnakanal without registering with K-RERA. The whole project spans over 2.5 Acres.

It has appeared on Facebook. However, the Authority found that no project is being developed under this particular name. The Authority warns the public that no legal security will be guaranteed if they buy plots or villas seeing this advertisement. Purchase villas, plots, or apartment units only from RERA-registered projects

Promoters from Malappuram receives show cause

Thiruvananthapuram: Two promoters from Malappuram district receive show cause notice from K-RERA. The notice was sent to Puthencaut Vadakkeveetil mohammed Abdul Kasim and Pothiyil Thottilparambil P.T. Siddhique who are the land owners of the projects 'Midtown' and 'Mist' respectively. Midtown is developed at Perinthalmanna Municipality and Mist is developed at Pulamanthole GramaPanchayath. Both projects have not received proper layout approval from the concerned Local self government departments. The Pulamanthole Panchayath has issued a stop memo to 'Mist'. The Authority had sent notice to both promoters directing to register the projects with K-RERA. But the reply to the notice was not satisfactory.

Real Estate Project in Panjal of Thrissur District unregistered

Thrissur: It has come to the Authority's attention that a real estate project promoted under 'Green Acres' is being developed and sold at Panjal Grama Panchayat,



Thrissur District, *Hoarding appeared near the unregistered project 'Green Acres'*

without K-RERA registration. The whole project spans over 10 acres. The landowners developing the plots are Kottayam Kalaketty Kaloor Chirayil Veetil, C. L. Joseph, C. L. John, and C. L. Abraham. The project is situated near Jyothi Engineering College, Cheruthuruthi. The project is being advertised at various places. The project has not even received a development permit

concerned panchayath.

The hearing on the complaint based on Panjal Grama Panchayath's secretary is being done at the Authority. From the site inspection of K-RERA's technical team, it has been found that the plot development is not carried out as per the layout from the town planning department.

According to Section 3 of the

Real Estate (Regulation and Development) Act, 2016, real estate projects involving such plot development should register with the Authority. Otherwise, the promoter will face penal action as per Section 59 of the Act. There won't be any legal security for anyone who purchases plots or villas after seeing the project's advertisement. For assured legal protection, purchase units from RERA-registered projects only.

Show cause notice to 'Dhan L4 Lands'



Plot development in progress by Dhan L4 lands at Attinkuzhi, Kazhakkootam

Thiruvananthapuram: K-RERA has issued a show-cause notice to the promoters who were found developing and selling plots in the city without registering with the Authority. The plot was being developed and sold by 'Dhan L4 Lands' at Attinkuzhi, Kazhakkootam. The promoter has advertised the plots for sale through the Facebook page and the promoter's website.

A preliminary probe by the Authority found that the real

estate project in question should have been registered with K-RERA. As per section 3 of the RERA Act, such plot development projects must be registered with the Authority.

Otherwise, the promoter will be liable for penal action under section 59. If the plots are purchased after seeing the advertisement of the said project, there will be no legal protection in the future.

'We need state-level reforms for the industry'- Chairman

Kochi: 'We need great state-level policy reforms to flourish the commercial real estate industry in the state- says K-RERA Chairman P.H. Kurian. The policy reforms would eventually create more business opportunities thereby contributing to the GST revenue of the state. He was speaking at the Manorama Sambadyam business summit organized by Malayala Manorama. He said that the RERA Act created provisions for a level playing field in the industry. The Government should encourage affordable housing, which will be an alternative for the middle class- lower middle class youth. We have much more potential in the real estate sector too which we have to realise and put it into action- he concluded.