



KERALA REAL ESTATE REGULATORY AUTHORITY
Tc 25/1379, CRA D-112, Near Pentacostal Church
Plamoodu-Charachira Road, Thiruvananthapuram-695 003
Ph: 9497680600

SHOW CAUSE NOTICE-Imposing of penalty- Ambalath Ayesha Homes at
Guruvayoor-Ambalath Builders and Developers- Reg

No.21/K-RERA/2021

Dated : 23 .02.2021

ORDER

- Ref:-
1. Show Cause Notice dated 11.01.2021
 2. Your Reply dated 23.01.2021
 3. Notice of hearing dated 04.02.2021

1. The Authority, vide Showcause notice referred 1st above, directed the builder/ promoter of the project "Ambalath Ayesha Homes" at Guruvayur to show cause why the above said project is advertising without registering the project in K-RERA under Section 3 of the Real Estate (Regulation & Development) Act,2016. The builder/ promoter vide reply referred 2nd above informed that they couldn't register the project due to lockdown and Covid 19 pandemic and they obtained completion certificate. The copy of Occupancy Certificate dated 22.1.2021 is attached with the reply. As the reply is not satisfactory, the Authority vide notice referred 3rd above, directed the builder/promoter to appear for hearing. The promoter/builder attended the hearing before the Authority on 23.02.2021.

2. The promoter was heard. As the Occupancy certificate received only after 01.01.2020, the project is registerable under Section 3 of the Real Estate Regulation and Development Act, 2016 based on the Public Notice dated 26.12.2019 & 27.12.2019, of the Authority which is violated by the promoter.

3. Hence the Authority has decided to impose a penalty which amounts to 50% of the fee for registration of the said project. The promoter is directed to submit the application for registration of the said project along with the penalty as decided above.

Sd /-

Smt. Preetha P Menon
Member


Sd/-

Sri. P H Kurian
Chairman

Copy to; 1. Proprietor, Ambalath Builders & Developers
2. Secretary (Technical)

True Copy/Forwarded By/Order/




Secretary (legal)