



KERALA REAL ESTATE REGULATORY AUTHORITY
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Present: Shri. P H Kurian, Chairman

No. T1/OI./EX/085/2024

Dated 24th December, 2024.

Applicant: IMA Welfare & Research Society Manjeri,
IMA House, IMA Junction, Vayapparapadi,
Manjeri P O, Ernad, Malappuram,
Kerala- 676122

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'IMA Doctors Enclave' promoted by 'IMA Welfare & Research Society Manjeri' as per certificate No. **K-RERA/PRJ/254/2020** dated 13.11.2020 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The extension of registration for six months notified under General Order No. K-RERA/T3/102/2020 dated 15.05.2020, in connection with the Covid pandemic was added to this project at the time of initial registration and hence the registration was valid up to 07.06.2023. The extension of registration for a period of six months notified under the General order No. K-RERA/T3/102/2020 dated

19.07.2021, in connection with the Covid pandemic was also availed by the promoter and the registration was extended up to 07.12.2023.

2. However, the promoter failed to complete the project within the extended time granted by the Authority under force majeure. Consequently, the promoter submitted a formal application in Form-E, as per the provisions of Section 6 of the Act, 2016 to extend the registration. The application was accompanied by the required fee and explained that the progress of the project had been impacted by the COVID-19 pandemic. A detailed progress report was also submitted, stating that the project could be completed within a maximum period of one year. Accordingly, the Authority granted an extension of the project registration from 08.12.2023 to 07.12.2024 with specified conditions.

3. Despite this, the promoter has failed to complete the project within the extended time limit. Meanwhile, the promoter has submitted an application dated 05.12.2024 for the extension of the project registration from 08.12.2024 to 30.06.2025, in Form No. E, along with the required fee of Rs. 3,12,668/- (Rupees Three lakhs twelve thousand six hundred sixty-eight 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.

4. The Authority has scrutinized the application for the extension of the registration. The promoter submitted that they have already completed the project and filed an application for the Occupancy Certificate and NOCs from the concerned authorities. As per the records of the Authority, the physical progress of the project is 100%. Out of 118 units, 89 units have been booked or sold, and the promoter has submitted the consent of 58 allottees to extend the project registration up to 07.06.2025. Considering the above facts and circumstances, the Authority found the application eligible for the extension of the registration of the project up to 30.06.2025.

5. Hence, the Authority in the 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 '**IMA Doctors Enclave**' from 08.12.2024 to 30.06.2025 with the following conditions.
 - i. This extension shall not in any way affect the rights of the existing allottees as per the Act, 2016.
 - ii. The occupancy certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.

- iii. The promoter shall also transfer / hand over the common area and the documents pertaining to the project to the Association of allottees, after the completion of the project as promised to the allottees.
- iv. 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

True Copy / Forwarded by / Order



Secretary (Technical and Administration)
Kerala Real Estate Regulatory Authority

30/12/24.