



KERALA REAL ESTATE REGULATORY AUTHORITY

**Trinity Centre, Opposite Chaithanya Eye Hospital,
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004**

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Present: P H Kurian, Chairman.

No. T1/OL/EX/075/2024

Dated 24th December, 2024.

Applicant: M/s Sreepathi Associates,
219/7, Sreepathi Kailasam, Mammiyoor Junction,
Near Sreepathi Indraprastha Hotel,
Chavakkad, Thrissur,
Kerala- 680101

ORDER

1. The Kerala Real Estate Regulatory Authority issued registration to the real estate project '**Sreepathi Prayag II**' promoted by 'M/s Sreepathi Associates' as per Certificate No. **K-RERA/PRJ/TSR/046/2024** dated 20.02.2024 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration has expired on 01.10.2024
2. The promoter has now filed an application for extension of registration of the above said project from 02.10.2024 to 01.09.2025 in Form No. E, along with the required fee of Rs. 37,807/- (Rupees Thirty-seven thousand eight hundred and seven only). As per the first proviso to Section 6 of the Act, 2016, the Authority may, under reasonable circumstances and without any default on the part of the promoter, based on the facts of each case and for reasons recorded in writing, extend the registration granted to the project for such a period as it deems necessary, which shall not exceed an aggregate period of one year.

3. The promoter has requested an extension until 01.09.2025. The building permit is valid until 24.01.2028. The promoter has remitted the required fee as specified in Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018. The promoter submitted that the delay in project completion is due to heavy rain and floods, which have impacted construction activities, site accessibility, and material handling, leading to a disruption in the planned schedule. The physical progress of the project is reported to be 75%. Out of 10 units, 3 have been sold or booked. The consent of all 3 allottees has been submitted. The Authority finds that the promoter's reasons for applying for the extension of project registration are valid and sustainable. The application for the extension is in compliance with Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018.
4. Considering the above facts and circumstances of the case, the Authority in 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, hereby decides to extend the registration of the real estate project '**Sreepathi Prayag II**' from 02.10.2024 to 01.09.2025 with the following conditions.
 - i. The promoter shall complete the project in all respects within the extended period.
 - ii. The occupancy certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
 - iii. The Association of allottees shall be formed and incorporated as per Section 11(4) (e) of the Act, 2016, on majority of allottees booking the units.

- iv. 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.
- v. 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

