



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/061/2024

Dated 30th December, 2024.

Applicant: M/s Vthree Homes and Infrastructure India Private Limited,
Door No. 25/440 20, Aboobacker Road,
Near Manjakulam Mosque,
Palakkad,
Kerala- 678014

ORDER

1. The Kerala Real Estate Regulatory Authority issued registration to the real estate project '**V3 FELIZ CASA**' promoted by '**M/s Vthree Homes and Infrastructure India Private Limited**' as per Certificate No. **K-RERA/PRJ /PKD/052/2021** dated 23.09.2021 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration has expired on 31.08.2024.


2. The promoter has now filed an application for an extension of registration of the above said project from 01.09.2024 to 28.02.2025 in Form No. E, along with the required fee of Rs. 80,923/- (Rupees Eighty thousand nine hundred and twenty three 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 28.02.2025. The development permit is valid until 16.09.2025. 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 the completion of the project is due to delay in the installation of transformer, which disrupted the planned schedule. The physical progress of the project is 100%. Out of 14 units, the consent of 9 allottees has been submitted. The Authority finds that the promoter's reasons for applying for the extension of the registration of the project are valid and sustainable. The application for the extension complies 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 '**V3 FELIZ CASA**' from 01.09.2024 to 28.02.2025 with the following conditions.

- i. The promoter shall complete the project in all respects within the extended period.
- ii. The occupancy certificate and development completion 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

