



KERALA REAL ESTATE REGULATORY AUTHORITY

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

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Present: Shri. P H Kurian, Chairman

No. T1/OL/EX/065/2024

Dated 21st January, 2025.

Applicant: M/s Confident Projects Residential,
574, Park House, 80 Feet Road, 8th block,
Koramangala, Opp Lakshmi Devi Park, Anekal,
Bangalore, Karnataka- 560095

ORDER


1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Confident Crown**' promoted by 'M/s Confident Projects Residential' as per certificate No. **K-RERA/PRJ/018/2020** dated 25.02.2020 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The promoter availed a one-year extension for the project under General Order No. K-RERA/T3/102/2020 dated 15.05.2020 and 19.07.2021, respectively, in connection with the COVID-19 pandemic. Consequently, the registration was extended up to 09.09.2024.

2. Now the promoter has filed application for extension of registration for further one more year from 10.09.2024 in Form No. E remitting the required fee of Rs. 1,98,590/- (Rupees One lakh ninety eight thousand five hundred and ninety 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.
3. The Authority has scrutinised the application for the extension of the registration. The promoter has submitted that the COVID-19 pandemic affected the construction of the project resulting in the non-availability of materials and shortage of labour, which delayed the progress of the project. The promoter also submitted that the overall progress of the work is at 90%. Additionally, the promoter submitted an affidavit detailing the pending works of the project and affirmed that the remaining work will be completed by 09.09.2025. The Authority found that, out of 149 units, 148 units have been booked or sold. Considering the above facts and circumstances, the Authority arrived at the conclusion that the application is eligible for the extension of the project registration until 09.09.2025.
4. 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, hereby decides to extend the registration of the real estate project '**Confident Crown**' from 10.09.2024 to 09.09.2025 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 promoter shall complete the project in all respects within the extended period.
- iii. The occupancy certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
- iv. The Association of allottees shall be formed and incorporated as per Section 11(4) (e) of the Act, 2016, within three months from the date of this order.
- v. 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.
- vi. 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

