



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/090/2024

Dated 03rd February 2025

Applicant: M/s Asset Homes Pvt Ltd,
Asset Centrale,XV/246C, NH Bypass,
Kundanoor Jn, Maradu P.O, Kanayannur,
Ernakulam,
Kerala- 682304

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'ASSET ENSIGN' promoted by 'Asset Homes Pvt Ltd' as per Certificate No. **K-RERA/PRJ/128/2020** dated 25.06.2020 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 30.06.2024. The extension of registration of registered project for six months notified under the General order No. K-RERA/T3/102/2020 dated 15.05.2020, in connection with the Covid pandemic has been added to this project at the time of initial registration. The extension of registration for a further 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 extended up to 30.12.2024.

2. The promoter has now filed an application for an extension of registration from 31.12.2024 to 30.06.2025 is for 6 months in Form No. E, along with the required fee of Rs. 1,13,284/- (Rupees One Lakh Thirteen Thousand Two Hundred and Eighty Four 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 scrutinized the application for the extension of the registration. The promoter has submitted that 99% of the work has been completed. Currently, they are awaiting final approval for the Final NOC from the Kerala Fire and Rescue Department and Consent to Operate from the Kerala State Pollution Control Board. They also submitted that inspections for the approvals are scheduled and they assure that following these approvals, they will apply for the occupancy certificate of the project. As per the records of the Authority, in the latest Quarterly Progress Report the physical progress of the project is 83%. The building permit is valid up to 29.08.2027. The Authority has found that, out of 50 units, 46 units were booked or sold. Considering the above facts and circumstances, the Authority finds the application for the extension of the project is in order as per the Act and Rules.
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 '**ASSET ENSIGN**' from 31.12.2024 to 30.06.2025 with the following conditions.

- i. The extended period shall not in any way affect the rights of the allottees envisaged in the Act, 2016.
- ii. The promoter shall complete the project in all respects within the extended period.
- iii. The Association of allottees shall be formed within two months from the date of this order and incorporated as per Section 11 (4) (e) of the Act, 2016.
- iv. The occupancy certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
- 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

