



KERALA REAL ESTATE REGULATORY AUTHORITY
Trinity Centre, Opposite Chaithanya Eye Hospital,
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004
www.rera.kerala.gov.in Email- info.rera@kerala.gov.in
Phone: 94976 80600

Present: Sri.PH Kurian Chairman.

No. T1/OL/EX/082/2024

Dated 10th February, 2025.

Applicant: M/s Que Developers LLP
6th Floor, Building No. 306 E,
MPS Tower, Ariyidathupalam,
Opp Federal Tower, Mavoor Road,
Kozhikode, Kerala – 673 004.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Q3 Luxe Villas**' promoted by '**M/s. Que Developers LLP**' as per the Certificate No. **K-RERA/PRJ/KKD/079/2021** dated **16.12.2021** under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration valid up to 24.04.2024.
2. The promoter has filed a formal application for the extension of registration of the project for one year from 25.04.2024 in Form No. E with the required fee of Rs. 1,99,393/- (Rupees One lakh ninety nine thousand three hundred and ninety three 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 physical progress of work is shown as 23%. The building permit is valid up to 03.06.2025. Out of 23 units 19 units were booked or sold. 14 allottees out of 19 gave consent to extend the date of completion of the project. Promoter stated that they faced issues in selling B type oversized villas, hence they revised the number villas from 23 to 25.
4. Considering the above facts and circumstances of the case, the Authority by 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, decided to extend the registration of the real estate project '**Q3 Luxe Villas**' from 25.04.2024 to 24.04.2025 with the following conditions.
 - i. The extended period shall not affect on any of the rights of the existing allottees envisaged in 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 upload the same in the 'web portal' of K-RERA.

- 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 & Administration)i/c



