



**KERALA REAL ESTATE REGULATORY AUTHORITY**

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

[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in) Email- [info.rera@kerala.gov.in](mailto:info.rera@kerala.gov.in)

Phone: 94976 80600

Present: Shri. P H Kurian, Chairman

**No. T1/OL/EX/034/2024**

**Dated 08<sup>th</sup> August, 2024.**

Applicant: The Kerala State Housing Board  
Housing Board Buildings, SS Kovil Road,  
Santhinagar, Housing Board Buildings,  
Thiruvananthapuram, Kerala- 695001

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**KSHB NEELAMBARI AMBALANAGAR APARTMENTS**' promoted by the Kerala State Housing Board as per certificate No. **K-RERA/PRJ/TVM/132/2022** dated 08.08.2022 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid up to 31.07.2024.

2. Now the promoter has filed an application on 24.04.2024 for extension of registration for further one more year from 01.08.2024 in Form No. E remitting the required fee of Rs. 2,13,903/- (Rupees Two lakh thirteen thousand nine hundred and 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 Authority has scrutinised the application for the extension of the registration. The current overall physical progress is 44%. The building permit is valid until 22-06-2027. Out of 80 units, 76 are booked or sold. The promoter has uploaded the progress of work and details of pending tasks. The allottees' association has not yet been formed, and consent from the allottees to extend the project's completion date by one year has not been submitted. Hence, the Authority conducted a hearing before the Secretary (Technical & Administration) on 21.05.2024.
4. Smt. Sony Salam, Architect, and Shri. Santhosh Kumar, Executive Engineer of the promoter company, attended the hearing held on 21.05.2024. They explained that, as a government organization, the processes for project marketing, advertisement, fund collection, tendering, and awarding the contract etc.. took 4 months. The civil construction works commenced on 14.12.2022, with an optimistic duration of 18 calendar months, though the realistic duration of the project was estimated to be 24 calendar months by KSHB. Additionally, the promoter submitted the consent of 52 out of 78 allottees for the extension of the project registration. The Authority found the application for the extension of the project to be in order as per Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018.

5. 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, decided to extend the registration of the real estate project '**KSHB NEELAMBARI AMBALANAGAR APARTMENTS**' from 01.08.2024 to 31.07.2025 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 issue notices to all allottees and enable the formation of an Association of allottees under Section 11(4) (e) of the Act, 2016 within thirty days from the date of receipt of this order.
- iii. The promoter shall complete the project in all respects within the extended period.
- 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



