



**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: Sri.PH Kurian Chairman.

**No. T1/OL/EX/026/2024**

Dated 19<sup>th</sup> September, 2024.

Applicant: M/s. Kerala Health Care P Ltd,  
Door No. 9/689, Ahalia Foundation Eye Hospital,  
Elipara, Kozhipara P.O,  
Palakkad, Kerala – 678 557.

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'Aero Homes' promoted by 'M/s. Kerala Health Care P Ltd' as per the Certificate No. K-RERA/PRJ/TVM/173/2022 dated 18.05.2023 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration valid upto 01.04.2024.
2. The promoter has filed a formal application for the extension of registration of the project for one year from 02.04.2024 in Form No. E with the required fee of Rs. 2,45,887/- (Rupees Two lakh forty five thousand eight hundred and eighty seven 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. Accordingly, as per the direction of the Authority, Sri. Akash K.S, Project Engineer of the promoter company, attended the hearing conducted on 12.07.2024 with the technical wing of the Authority. The physical progress of work is shown as 60%. The building permit is valid up to 12.01.2025. Out of 25 units 5 units were booked or sold. As per the direction of the Authority, the promoter also uploaded the consent of 5 allottees to extend the registration of the project.
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 '**Aero Homes**' from 02.04.2024 to 01.04.2025 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)  
Kerala Real Estate Regulatory Authority

30/9/24

