



**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: 0471 3501012

Present: Sri. P H Kurian Chairman.

**No. T1/OL/EX/070/2024**

**Dated 25<sup>th</sup> October, 2024.**

Applicant: M/s Meluha Homes,  
Flat 8B, Parthenon Apartments, Palladium Enclave,  
Palliprom, Edapally, Kanayannur,  
Ernakulam, KERALA- 682024

**ORDER**


1. The Kerala Real Estate Regulatory Authority issued registration to the real estate project '**Meluha Melody**' promoted by 'M/s Meluha Home' as per Certificate No. **K-RERA/PRJ/ERN/074/2023** dated 26.04.2023 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration has expired on 20.10.2024
2. The promoter has now filed an application for an extension of registration of the above said project from 21.10.2024 to 30.09.2025 in Form No. E, along with the required fee of Rs. 1,00,796/- (Rupees One lakh seven hundred and ninety-six only). As per the first proviso to Section 6 of the Act, 2016, the Authority may, under reasonable circumstances and without any default on the part of the promoter, based on the facts of each case and for reasons recorded in writing, extend the registration granted to the project for such a period as it deems necessary, which shall not exceed an aggregate period of one year.

3. The promoter has submitted that the current status of the construction work is 75%, and the overall progress of the project is at 70%. The building permit is valid up to 14.11.2027. Additionally, the promoter has provided details of the pending works. The Authority found that out of the 32 units, none were booked or sold. Due to unforeseen circumstances, the promoter faced a shortfall in funds, which has delayed certain stages of construction. The sales of units within the project have not yet commenced, further contributing to the delay in generating adequate revenue for continued progress. The Authority found that the promoter's reason for applying for project registration is sustainable, and the application for the extension of the project is in order as per Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018.
4. Considering the above facts and circumstances of the case, the Authority in 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, hereby decides to extend the registration of the real estate project '**Meluha Melody**' from 21.10.2024 to 30.09.2025 with the following conditions.
  - i. The promoter shall complete the project in all respects within the extended period.
  - ii. The occupancy certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
  - iii. The Association of allottees shall be formed and incorporated as per Section 11(4) (e) of the Act, 2016, on majority of allottees booking the units.

- 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 and Administration)  
Kerala Real Estate Regulatory Authority  
28/10/14

