



**KERALA REAL ESTATE REGULATORY AUTHORITY**

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

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Present: Shri. Dr B Sandhya, Chairperson (i/c)

**No. T1/OL/EX/076/2024**

**Dated 05<sup>th</sup> December, 2024.**

Applicant: M/s Paul Alukkas Developers Private Limited,  
Penta Square Building, M G Road, 1st Floor,  
Opp. Kavitha Theatre, Ernakulam,  
Kerala- 682035

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate villa project '**TREESA GARDENS**' promoted by 'M/s Paul Alukkas Developers Private Limited' as per Certificate no. **K-RERA/PRJ/155/2021** dated 31.03.2021 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The extension of registration for six months notified under General Order No. K-RERA/T3/102/2020 dated 15.05.2020, in connection with the Covid pandemic was added in the case of this project also at the time of initial registration and hence the registration was valid up to 01.09.2023. The extension of registration for a 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 availed by the promoter and the registration was extended up to 01.03.2024.

2. Now the promoter has filed an application for extension of registration for further one more year from 02.03.2024 in Form No. E and remitted the required fee of Rs. 64,878 /- (Rupees Sixty-four thousand eight hundred and seventy eight 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 registration. The promoter stated that, out of 15 units in the villa project, 12 units have been booked/sold. The construction of each villa has been completed within the timeframe outlined in the sale agreement. Eleven villas have been successfully completed and have obtained occupancy certificates. The remaining villas are nearing to completion and 87% of the common amenities are now finished. The reported physical progress is 94%. The promoter further stated that due to unfavourable market conditions, they were unable to achieve their target sales within the RERA registration validity period, resulting in project delays. Hence, they have requested the Authority to consider their application for condonation of the delay and extend the RERA registration of the project by one more year to enable the completion of the villa project. The development permit is valid up to 06-10-2025, and details of the pending works have been submitted. Considering the above facts and circumstances, the Authority found that, as there is no default on the of the promoter, the application as is eligible for the extension of the project registration up to 28-02-2025.

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, decided to extend the registration of the real estate project '**TREESA GARDENS**' from 02.03.2024 to 28.02.2025 subject to the following conditions.

- i. This extension shall not in any way affect the rights of the existing allottees as per the RERA, Act, 2016 and to approach this Authority for relief.
- ii. The Association of allottees shall be formed and incorporated as per Section 11(4) (e) of the Act, 2016, within three months from the date of this order.
- iii. The promoter shall complete the project in all respects within the extended period.
- iv. The occupancy certificates of all villas 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/-

Dr B Sandhya  
Chairperson (i/c)

True Copy / Forwarded by / Order

Secretary (Technical and Administration)  
Kerala Real Estate Regulatory Authority



