



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

**No. T1/OL/EX/068/2024**

**Dated 10<sup>th</sup> December, 2024.**

Applicant: M/s Aroma International Building Contracting India Pvt Ltd,  
TC 11/1510- 1, Devaswom Board, Nanthancode,  
Thiruvananthapuram, Kerala- 695003

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued registration to the real estate project '**Aroma By the Cliff**' located at Kowdiar in Thiruvananthapuram district promoted by 'M/s Aroma International Building Contracting India Pvt Ltd' as per Certificate no. **K-RERA/PRJ/TVM/057/2022** dated 29.03.2022 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration will expire on 31.12.2024.
2. Now the promoter has filed an application for extension of registration for one year from 01.01.2025 in Form No. E with the required fee of **Rs. 3,07,809/-** (Rupees Three lakhs seven thousand eight hundred and nine 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 promoter has submitted that the Covid-19 pandemic caused unforeseen delays to the entire project performance. The current registration of the project is valid up to 31.12.2024. However, due to the unforeseen circumstances, additional time is required to complete the project to the highest standard. The delay is caused due to several factors, including unexpected inclement weather, which impeded progress on the construction site, as well as a shortage of materials and labour due to disruptions in the supply chain caused by the global pandemic. The promoter confirms that 83% of the work is completed including the structure, internal, and external plastering. Accordingly, the promoter has requested an extension of one year, up to 31.12.2025 to deliver a finished product that meets all requirements and standards.
4. The project registration is valid up to 31.12.2024, and the promoter paid the required fee as per Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018. The building permit has been renewed up to 16.08.2027. The physical progress reported by the promoter of the project is 83%. Out of 50 units, 13 have been sold. The promoter has uploaded an affidavit stating the current status of the project and promised the successful delivery of the project within the requested period. The Authority found that the application for the extension of the registration project is in order as per Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018.

5. Considering the above facts and circumstances of the case, the Authority in the exercise of the powers conferred by Section 6 of the Act, 2016 read with Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018, hereby approve the extension of the registration of the real estate project '**Aroma By the Cliff**' located in Kowdiar Village, Thiruvananthapuram Taluk in Thiruvananthapuram district from 01.01.2025 to 31.12.2025 subject to the following conditions.

- i. This extension shall not affect any of the rights of the existing allottees as per the RERA Act, 2016 and to approach this Authority for relief.
- 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 be uploaded 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/-

Dr B Sandhaya  
Chairperson (i/c)

True Copy / Forwarded by / Order

Secretary (Technical and Administration)  
Kerala Real Estate Regulatory Authority



