



KERALA REAL ESTATE REGULATORY AUTHORITY

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

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Present: Dr. Asha Thomas, Chairperson.

No. T1/OL/EX/009/2025

Dated 16th June , 2025.

Applicant: M/s. Nithin Michelle Builders and Developers P Ltd,
TC 36/1690-1, ERA-135,
'Meena', Subash Nagar,
Enjakkal Jn, Vallakadavu,
Thiruvananthapuram
Kerala – 695 008

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Mulberry Homes - Casa Bella**' promoted by '**M/s. Nithin Michelle Builders and Developers P Ltd**' as per the Certificate No. **K-RERA/PRJ/KTM/076/2021** dated **27.11.2021** under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 13.02.2025.
2. The promoter failed to complete the project before the expiry of the project registration as per Section 6 of the Real Estate (Regulation and Development) Act, 2016, prior to its expiry. Subsequently, the promoter has now filed an application for extension of registration up to 27.02.2026 in Form No. E, along with the required fee of Rs. 97,468/- (Rupees Ninety-Seven Thousand Four Hundred Sixty-Eight only).

3. The Authority has scrutinized the application for extension of the registration. The promoter has requested an extension up to 28.02.2026. The overall physical progress of the project is reported as 20%. Out of 15 villas, only one villa has been sold/booked. The promoter has renewed the building permits for the villas up to 05.03.2029. The promoter has stated that they are seeking an extension of the RERA registration for the project *Mulberry Homes - Casabella* for one more year due to a slowdown in the Kottayam real estate market. So far, only one villa has been booked. The promoter has requested a favourable decision in this regard.
4. Accordingly, the Authority decided to hear the promoter for a detailed explanation regarding the delay in completing the project. The promoter appeared before the Authority on 25.04.2025 and requested a three-year extension of the project registration, citing that the building permit has been obtained and is valid until 2029. The Authority examined the request and found that a three-year extension could not be granted. The promoter reiterated that only one villa had been booked out of the 15 units and that the physical progress of the project remains at 20%. Considering the above facts and circumstances, the Authority has found that the applicant is eligible for an extension of the project registration only up to 12.02.2026.
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 '**Mulberry Homes - Casa Bella**' from 13.02.2025 to 12.02.2026 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 occupancy certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
- iii. 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.
- iv. After the completion of the project Form No. 6 shall be uploaded by the promoter in the web portal of K-RERA.
- v. If the promoter fails to complete the project within the extended time period, the Authority shall initiate Suo moto action under Section 7(3) of the Act, 2016

Sd/-
Dr. Asha Thomas
Chairperson

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Secretary (Technical and Administration)
Kerala Real Estate Regulatory Authority

