



KERALA REAL ESTATE REGULATORY AUTHORITY

**Trinity Centre, Opposite Chaithanya Eye Hospital,
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Present: Dr. Asha Thomas, Chairperson

No. T1/OL/EX/010/2025

Dated 16th July, 2025.

Applicant: M/s Jewel Homes Pvt Ltd,
Door No CC 39/1330, Jewel Nest, Eroor
Vasudeva Road, Palarivattom, Vasanth Nagar,
Kanayannur, Ernakulam, Kerala- 682025

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Jewel Capital**' promoted by M/s Jewel Homes Pvt Ltd' as per certificate No. **K-RERA/PRJ/104/2021** dated 20.02.2021 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid up to 31.01.2023.
2. The promoter has now submitted an application in Form 'E' seeking extension of the project registration up to 01.12.2025, along with fee of Rs. 2,35,144/-, as required under Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018. As per the proviso to Section 6 of the Act, the Authority may, in reasonable circumstances and without default on the part of the promoter, extend the validity of the project registration for such time as it considers necessary, which shall not exceed one year in aggregate.

3. The promoter has requested an extension of the project registration period by one year from the current date. The original registration expired on 31.01.2023, and the extension sought is with retrospective effect. As per Section 6 of the RERA Act, 2016, extension can be granted only for a period of one year, subject to compliance with Rule 8 of the Kerala Real Estate (Regulation & Development) Rules, 2018.

4. The promoter submitted that the project initially had a building permit (Permit No. EYP1/333/COC/MOP/0985/15) dated 15.12.2015 for G+2 floors, which was valid up to 01.12.2018. The promoter subsequently applied for a revised permit for B+G+12 floors (88 units), which was rejected by the Regional Town Planning Department due to zoning restrictions. However, based on departmental review and court directions, the State Government reclassified the area as "Residential Renewal Zone" via Gazette Notification No. 65/2023/LSGD.

Due to these zoning and land classification issues, the municipal corporation initially declined to renew the permit. A case filed alleging wetland usage was resolved, with favourable reports from the RDO and the Agriculture Department confirming the land's converted status. The Hon'ble High Court directed that no additional fee for reclassification be insisted upon. The revised permit was eventually issued on 26.12.2024.

5. The promoter submits that the delay in applying for the RERA extension was solely due to the delay in obtaining the revised building permit. The project has achieved 80% physical progress, and only 5 out of 88 units have been sold. All five allottees have submitted affidavits expressing no objection to the condonation of delay.

6. The Authority has decided not to consider the promoter's request under Section 6 of the Act, 2016. However, taking into account the interest of the allottees, the Authority has chosen not to reject the extension application outright and instead considers the request under Section 7(3) of the Act, 2016.
7. As per Section 7 of the Act, 2016, the Authority may revoke the registration of a project in cases where the registration has lapsed or the project has failed to be completed within the timeframe specified in the registration certificate. However, proviso (3) to the said Section empowers the Authority, instead of revoking the registration, to allow it to remain in force, subject to such further terms and conditions as it may deem fit, in the interest of the allottees.
8. Hence, the Authority, in exercise of the powers conferred under Section 37 of the Real Estate (Regulation and Development) Act, 2016, directs the promoter of the project '**Jewel Capital**' to complete the project **on or before 31.12.2025**, subject to 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 development completion certificate/occupancy certificate shall be obtained within this period and shall be uploaded in the 'web portal' of K-RERA, before 31.12.2025.
 - 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.

Sd/-

Dr. Asha Thomas
Chairperson



True Copy Forwarded by / Order

Secretary (Technical and Administration)
Kerala Real Estate Regulatory Authority