



KERALA REAL ESTATE REGULATORY AUTHORITY
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Present: Dr. Asha Thomas, Chairperson

No. T1/OL/EX/064/2025

Dated 25th August, 2025.

Applicant: M/s Sanroyal Builders and Contractors Pvt Ltd,
TC 5/417, Indira Nagar,
Peroorkada, Thiruvananthapuram,
Kerala- 695005

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Sanroyal Adonia**' promoted by M/s Sanroyal Builders and Contractors Pvt Ltd' as per certificate No. **K-RERA/PRJ/032/2020** dated 04.03.2020 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid up to 24.07.2023. The extension of registration of the project for six months notified under the General order No. K-RERA/T3/102/2020 dated 15.05.2020 and further 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 also availed by the promoter and the registration extended up to 27.07.2024.

2. The promoter has now filed an application dated 12.09.2024 for extension of registration up to 15.04.2026 in Form No. E, along with the remittance of the required fee of Rs. 68064/- (Rupees Sixty-eight thousand sixty-four only). As per the proviso to Section 6 of the Act, 2016, the Authority may, in reasonable circumstances and in the absence of default on the part of the promoter, extend the registration granted to the project for such time as it considers necessary—subject to a maximum aggregate extension period of one year—based on the facts of each case and for reasons recorded in writing.
3. The promoter has submitted a written request outlining certain challenges faced by the promoter due to the COVID-19 pandemic. It is stated that the project site was closed for a period of six months during the pandemic, which caused significant disruptions to operations, including shortages of essential construction materials and delays in obtaining permit renewals. The extended site closure adversely affected procurement activities, thereby impacting the project timeline. In particular, delay in the renewal of the building permit by the Kadinamkulam Grama Panchayat has further compounded the issue.
4. The project registration was valid up to 24.07.2024. The promoter has now sought an extension up to 15.04.2026 (i.e., for a period of one year and nine months). However, the building permit is valid only up to 24.07.2025. The physical progress of the project is reported to be 96%. Out of 57 units, 54 units have been sold/booked. The association of allottees has not yet been formed, although an email has been sent to the allottees requesting formation of the association.

5. Considering the above, 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 '**Sanroyal Adonia**' from 24.07.2024 to 24.07.2025 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.

Sd/-

Dr. Asha Thomas
Chairperson

