



KERALA REAL ESTATE REGULATORY AUTHORITY

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Present: Dr. Asha Thomas, Chairperson

No. T1/OL/EX/030/2025

Date: 18th October, 2025.

Applicant: M/s Thomsun Realtors Pvt Ltd
Thomsun Annex, Achutha Warrier Lane
M G Road, Kanayannur, Ernakulam,
Kerala - 682035

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Prestige Cityscape**' promoted by '**M/s. Thomsun Realtors Private Limited**' as per the Certificate No. **K-RERA/PRJ/232/2020** dated **27/10/2020** under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The expiry of validity of the registration was 30.12.2023, which included an extension of registration for six months notified under the general order No. K-RERA/T3/102/2020 dated 15.05.2020 issued in connection with the Covid pandemic. The registration was then extended for a further period of six months upto 30.06.2024, as per the general order No. K-RERA/T3/102/2020 dated 19.07.2021 issued in connection with the Covid pandemic, on the basis of the application of the Promoter.
2. Later, the promoter applied for a further extension of the project registration, citing unexpected delays in obtaining passes for earth removal, the lockdowns in 2020 and 2021 caused by the COVID-19 pandemic, inclement weather, shortages and delays in the delivery of construction materials, which affected the progress of work at the site. Additionally, the

neighbouring property owner had obtained a stay order on the work from the Munsiff Court, Ernakulam, in OS No.1114/2023. The injunction not only resulted in the sudden stoppage of construction but also caused the labour force to disperse, leading to further delays. Accordingly, the Authority vide order dated 10.07.2024 granted an extension of one year under Section 6 of the Act, up to 30.06.2025.

3. Now, the promoter has filed an application for the extension of registration of the project for one year from 01.07.2025 in Form No. E with the required fee of Rs. 3,99,102 (Rupees Three Lakh Ninety-Nine Thousand One Hundred and Two Only).
4. The Authority, after examining the submissions, supporting documents, and progress reports, notes that the claim that the delays had happened due to earth removal clearance requirements necessitating the intervention of the Hon'ble High Court, and a legal injunction and the consequent stop memo issued by the local authority, are reasonable and constitute grounds beyond the control of the promoter.
5. The physical progress of the project is 88%. The building permit is valid up to 17.01.2026. The promoter has submitted that the structural works are 100% complete, and finishing works up to the 15th floor have been completed. It is also stated that the STP civil works are 90% complete, and the installation of lifts has commenced. Out of 102 units, 91 units have been booked or sold. Further, they have submitted the consent of 91 allottees to extend the K-RERA registration and have executed Amendment Agreements with the allottees, formally extending the terms of the Agreement of Sale. The promoter has also submitted recent photographs showing the project's progress.

6. As per Section 6 of the Act, the Authority is not permitted to consider an extension of the project registration for more than one year. However, specifically considering the facts and circumstances of the case, and noting that the promoter has obtained the consent of all allottees to extend the project registration and has already executed amendment agreements for sale with the allottees, the Authority finds it reasonable to grant the extension in the interest of the allottees under Section 7(3) of the Real Estate (Regulation and Development) Act, 2016.
7. Hence, the Authority in the exercise of the powers conferred under Section 7 (3) of the Act, 2016 decided to extend the registration of the real estate project '**Prestige Cityscape**' from 01.07.2025 to 30.06.2026 with the following conditions.
 - i. The physical and financial progress has to be submitted directly to the Secretary (T&A) of the Authority at the end of every month without fail.
 - ii. The association of the allottees should be registered within **2 weeks** of the date of issue of this order, and the registration certificate should be uploaded to the portal web-page of the project.
 - iii. The Promoter should serve a copy of this order to all allottees and intimate their receipt of the same to the Secretary (T&A) of the Authority.
 - iv. The current building permit is valid up to 17.01.2026. The registration shall be invalid after the expiry of the validity of the building permit. Subsequently if the building permit is renewed, the promoter will submit/upload a copy of the same to the Authority.

Sd/-

Dr. Asha Thomas
Chairperson

