



KERALA REAL ESTATE REGULATORY AUTHORITY

Kesavadasapuram, Thiruvananthapuram. Pin- 695 004

www.rera.kerala.gov.in

Present: Dr. Asha Thomas, Chairperson

No. T1/OL/EX/044/2025

Date 18th October, 2025.

Applicant: M/s Tellicherry IMA Doctors Alliance LLP
 8/289(51/633), IMA Hall, Tellicherry,
 Near District Court, Tellicherry,
 Thalassery, Kannur, Kerala – 670101

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Healers Haven**' promoted by '**M/s. Tellicherry IMA Doctors Alliance LLP**' as per the Certificate No. **K-RERA/PRJ/KNR/041/2022** dated **11.03.2022** under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration valid up to 31.08.2025.
2. The promoter has filed application for the extension of registration of the project for one year from 01.09.2025 in Form No. E with the required fee of Rs. 8,01,691/- (Rupees Eight Lakhs One Thousand Six Hundred and Ninety-One 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 submitted that the project was initially designed with a pile foundation based on preliminary soil data from surrounding areas. However, a detailed geotechnical investigation at the site revealed that the hard rock strata lay much deeper than anticipated, rendering the original foundation unfeasible. Consequently, in consultation with structural experts, the foundation was redesigned as a raft foundation, a process involving comprehensive structural studies that took approximately three months. Due to these unforeseen but necessary technical adjustments, the project timeline has been extended by approximately 10–12 months, and the promoter has therefore requested a 12-month extension of the registration to ensure timely completion.
4. The Authority found that the building permit for the project is valid up to 10.02.2027. Out of 137 units, 101 units have been booked or sold. But it is noted that no Association as per Section 11 of the Act has been registered so far. It was also noted that the physical progress is 58% and the financial progress is 57%. 51 allottees have submitted their No Objection Certificates for the proposed extension. The promoter has also uploaded the list of pending works, current work status, and details of completed work on the K-RERA portal.
5. Considering the above facts and circumstances of the case, the Authority by exercise 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 '**Healers Haven**' from **01/09/2025** to **31/08/2026** with the following conditions.
 - i. The extended period shall not affect any of the rights of the existing allottees envisaged in the Act, 2016.

- ii. The promoter shall submit a revised completion schedule to the Authority, and complete the project in all respects within the extended period. Quarterly Progress Reports reflecting the progress shall also be duly uploaded.
- iii. Association of the allottees should be registered within 4 (four) weeks of the issue of this order.
- iv. The occupancy certificate shall be obtained within the extended period and shall be uploaded in the web portal of K-RERA.
- v. After the project is completed, and the Occupancy Certificate has been uploaded, Form No. 6 shall be uploaded by the promoter in the web portal of K-RERA.
- vi. The promoter shall also transfer and 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.

Sd/-
Dr. Asha Thomas
Chairperson

True Copy / Forwarded by / Order

Secretary (Technical and Administration)
Kerala Real Estate Regulatory Authority

