



## **KERALA REAL ESTATE REGULATORY AUTHORITY**

Thiruvananthapuram. Pin- 695 004

[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)

Present: Dr. Asha Thomas, Chairperson,  
**No. T1/OL/EX/013/2025**

Dated 19<sup>th</sup> November, 2025.

Applicant: M/s Olive Builders  
Olive House, 50/932 A,  
Elamakkara Road, Edappally Taluk,  
Kanayannur, Ernakulam – 682 024.

### **ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'Olive Karenina' promoted by 'M/s. Olive Builders' as per the certificate No. K-RERA/PRJ/352/2020 dated 23.12.2020 under section 5 of the Real Estate (Regulation and Development) Act, 2016. The relaxation of six months in expiry of validity period in respect of the order K-RERA/T3/102/2020 dated 15.05.2020 was added to this project at the time of project registration. The registration expired on 30.09.2024 and it was further extended up to 31.03.2025 as per the general order No. K-RERA/T3/102/2020 dated 19.07.2021 issued by the Authority, invoking the provisions of section 6 of the Act in connection with the Covid pandemic.
2. The promoter has filed a formal application for extension of the project registration for a period of one year from 01.04.2025, in Form No. E, along with the required fee of Rs. 1,42,228/- (Rupees One Lakh Forty-Two Thousand Two Hundred and Twenty-Eight only). As per the proviso to Section 6 of the Real Estate (Regulation and Development) Act, 2016, the Authority may, in reasonable circumstances and without any 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 period as it considers necessary, which shall, in aggregate, not exceed one year.

3. The delay in completing the project, as per the project registration certificate, occurred due to the delay in the renewal of the building permit. Subsequently, the building permit for the project has been renewed up to 05.01.2026. Out of 55 units, 9 units have been booked or sold. The promoter has uploaded the list of pending works and details of completed works. As per records, the physical progress is 97% and the financial progress is 76%. It has also been verified that there are no pending complaints or penalties against the promoter.
4. Considering the above facts and circumstances of the case, the Authority by 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, has decided to extend the registration of the real estate project '**Olive Karenina**' from 01.04.2025 to 31.03.2026 with the following conditions.
  - i. The extended period shall not affect any of the rights of the existing allottees as specified in Section 18 of the Act, 2016.
  - ii. The promoter shall complete the project in all respects within the extended period.
  - iii. The occupancy certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
  - iv. All other duties and responsibilities envisaged under Section 11 of the Real Estate (Regulation and Development) Act, 2016 shall be scrupulously followed.

Sd/-  
Dr. Asha Thomas  
Chairperson

True Copy/Forwarded by/Order

Secretary (Technical & Administration)  
Kerala Real Estate Regulatory Authority