



KERALA REAL ESTATE REGULATORY AUTHORITY

Thiruvananthapuram. Pin- 695 004

www.rera.kerala.gov.in

Present: Dr. Asha Thomas, Chairperson

No. T1/OL/EX/039/2025

Dated 30th November, 2025.

Applicant: M/s. Jewel Homes Pvt Ltd
Door No CC39/1330, Jewel Nest,
Eroor Vasudeva Road, Palarivattom,
Vasanth Nagar, Kanayannur,
Ernakulam, Kerala – 682 025.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Jewel Pristine Greens**' promoted by '**M/s. Jewel Homes Pvt Ltd**' as per the certificate No. **K-RERA/PRJ/124/2021** dated **05.03.2021** under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 30.12.2021. The extension of registration for six months notified under the general order No. K-RERA/T3/102/2020 dated 15.05.2020, in connection with the Covid pandemic has added to this project at the time of initial registration. The extension of registration for a 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 30.06.2022. The promoter had also availed one year extension of registration under Section 6 of Act, 2016 and the registration was extended up to 30.06.2023.

2. Later, as per Order No. K-RERA/T1/OL/278/2021 dated 25.02.2025, the Authority granted an extension for the completion of the project up to 16.07.2025, with the condition that the promoter shall formally submit the project registration extension application. Accordingly, the promoter submitted the application for extension of registration vide Application No. **T1/OL/EX/008/2025**. The Authority examined the application and found it to be in order. Considering the special circumstances of the case, the Authority granted an extension for completing the project up to 16.07.2025.
3. The promoter has now submitted an application seeking a further extension of registration for an additional period of one year from 17.07.2025, in Form-E, along with the fee. The promoter has also filed a request for condonation of delay supported by an affidavit stating that the project suffered delays due to financial constraints, implementation of GST, floods, issues relating to zone change, the COVID-19 pandemic, and other related circumstances. It is further stated that despite facing severe hardships, the promoter is committed to completing the project at the earliest and has requested that the delay be condoned. Upon examination, the Authority found that the physical progress of the project stands at 87%, and the building permit remains valid up to 11.03.2030. The promoter has also submitted the consent of all 8 allottees for renewing the K-RERA registration. Out of 73 units, 16 units have been sold or booked.
4. As per Section 6 of the Act, 2016, the Authority has no provisions to 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.
5. As per the proviso to Section 7(3) of the Act, 2016, the Authority may, instead of revoking the registration under sub section (1), permit it to remain in force subject to such further terms and conditions as it thinks fit to impose in the interest of the allottees, and any such terms and conditions so imposed shall be binding upon the promoter.

6. 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 '**Jewel Pristine Greens**' from 17.07.2025 to 16.07.2026 with the following conditions.

- i. Every month physical and financial progress has to be uploaded and intimated to the Authority.
- ii. This extension shall not in any way affect the rights of the existing allottees as per the Act, 2016.
- iii. The occupancy certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
- iv. 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.
- v. 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
Chairman

True Copy / Forwarded by / Order

Signed by Aji Basheer
Date: 01-12-2025 15:15:50

Secretary (Technical and Administration)
Kerala Real Estate Regulatory Authority