



KERALA REAL ESTATE REGULATORY AUTHORITY

Thiruvananthapuram. Pin- 695 004

www.rera.kerala.gov.in

Present: Dr. Asha Thomas, Chairperson,
No. T1/OL/EX/020/2025

Dated 30th November, 2025.

Applicant: M/s Heather Homes Private Limited
TC 12/762, Near Government Law College,
Barton Hill, Thiruvananthapuram,
Kerala – 695 035.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'Heather Entice' promoted by 'M/s. Heather Homes Private Limited' as per the certificate No. K-RERA/PRJ/TVM/036/2022 dated 07.03.2022 under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 14.04.2025.
2. The promoter has filed a formal application for extension of the project registration for a period of one year from 15.04.2025, in Form No. E, along with the required fee of Rs. 1,37,530/- (Rupees One Lakh Thirty-Seven Thousand and Five Hundred and Thirty 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 promoter has requested a one-year extension of the project registration, which is currently valid until 14.04.2025. They have reported that 97% of the construction was completed by March 2025, with only minor finishing, testing, and commissioning works remaining. The extension is sought due to delays in obtaining statutory approvals, disruptions in the K-SMART portal

affecting submission and tracking of applications, dependencies on external agencies for final service connections and certifications, and additional time required for final quality checks and safety-related inspections.

4. As per records, the physical progress of the project is 98%. The promoter has uploaded the details of allottees association. Out of 30 units, all units have been booked or sold. Building permit is valid up to 16.01.2027. It has also been verified that there are no pending complaints or penalties against the promoter.
5. 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 **‘Heather Entice’** from 15.04.2025 to 14.04.2026 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