



KERALA REAL ESTATE REGULATORY AUTHORITY

Thiruvananthapuram. Pin- 695 004

www.rera.kerala.gov.in

Present: Dr. Asha Thomas, Chairperson,

No. T1/OL/EX/048/2025

Dated 30th November, 2025.

Applicant: M/s K Y Homes

1/1132B, Salwa Rids Dale Branch Road,
Kochi, Ernakulam, Kerala – 682 001.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'Tulips' promoted by 'M/s. K Y Homes' as per the certificate No. K-RERA/PRJ/ERN/156/2023 dated 07.09.2023 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 30.06.2025.
2. The promoter has filed a formal application for extension of the project registration for a period of six months from 01.07.2025, in Form No. E, along with the required fee of Rs. 29,815/- (Rupees Twenty Nine Thousand Eight Hundred and Fifteen 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 extension of the project registration on the grounds that no sales have been completed so far and, therefore, the Association of Allottees could not be formed. Further, the Final Fire NOC has not yet been received due to delays in certain technical works connected with the project. As per records, the physical progress of the project is 100%. The promoter has uploaded the Quarterly Progress Reports up to the 4th quarter of 2024-25. Out of 9 units, none have been booked or sold. The promoter obtained the Occupancy Certificate on 03.10.2025. 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 '**Tulips**' from 01.07.2025 to 30.12.2025 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. 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)

Signed by Aji Basheer

Date: 01-12-2025 15:19:56
Kerala Real Estate Regulatory Authority