



KERALA REAL ESTATE REGULATORY AUTHORITY

Thiruvananthapuram. Pin- 695 004

www.rera.kerala.gov.in

Present: Dr. Asha Thomas, Chairperson,
No. T1/OL/EX/061/2025

Dated 5th January, 2026

Applicant: M/s Creations Villas & Apartments Private Limited,
TC 9/2607, E2, Elankom Gardens, Vellayambalam,
Thiruvananthapuram, Kerala- 695010

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '*Creations Neil Castle*' promoted by 'M/s Creations Villas & Apartments Private Limited' as per the certificate No. K-RERA/PRJ/TVM/104/2022 dated 08.06.2022 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid up to 31.12.2025.
2. The promoter has filed a formal application for extension of the project registration for a period of one year from 01.01.2026, in Form No. E, along with the required fee of Rs. 99364/- (Rupees Ninety-Nine Thousand Three Hundred Sixty-Four 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 submitted that the commencement and progress of construction were significantly affected due to unforeseen circumstances arising from the COVID-19 pandemic. The pandemic resulted in delays caused by manpower shortages, health-related concerns, travel restrictions, and the requirement to implement COVID-19 safety protocols at the project site in compliance with government guidelines. Further, the promoter submitted that an application for renewal of the building permit was filed through the K-SMART portal on

06.05.2025. Due to procedural delays, the renewed building permit was issued only on 22.10.2025.

4. Due to the unavoidable delays, the promoter has sought extension of the project completion period and has assured that all efforts are being taken to complete the remaining construction work while maintaining the prescribed quality standards. The promoter has further undertaken to complete the project on or before 31.12.2026. As per the records available with the Authority, it is verified that the promoter has submitted the renewed building permit, which is valid up to 08.06.2030. It is further noted that out of a total of 24 units, one unit has been sold/booked so far. The physical progress of the project is at 78%.
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 '*Creations Neil Castle*' from 01.01.2026 to 31.12.2026 with the following conditions.
 - i. The extension of the period of registration should not affect any of the rights of the existing allottees, and the terms of Section 18 of the Act, 2016 shall continue to be applicable to them as per the expiry date of the original registration.
 - 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 complied with.

Sd/-

Dr. Asha Thomas

Chairperson

True Copy/Forwarded by/Order

Secretary (Technical & Administration)
Kerala Real Estate Regulatory Authority