



KERALA REAL ESTATE REGULATORY AUTHORITY

Thiruvananthapuram. Pin- 695 004

www.rera.kerala.gov.in

Present: Dr. Asha Thomas, Chairperson,
No. T1/OL/EX/049/2025

Dated 5th January, 2026

Applicant: M/s National Builders
 5th Floor, National Pearl Star Building,
 Near Changampuzha Park Metro Station,
 Edapally, Behind Changampuzha Park Metro Station,
 Kanayannur, Ernakulam,
 Kerala – 682 024.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'National Freedom Park Tower 2' promoted by 'M/s. National Builders' as per the certificate No. K-RERA/PRJ/ERN/022/2023 dated 02/02/2023 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 31/07/2025.
2. The promoter has filed a formal application for extension of the project registration for a period of one year from 01/08/2025, in Form No. E, along with the required fee of Rs. 1,21,022/- (Rupees One lakh twenty-one thousand and twenty-two 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 submitted that the project has achieved 100% physical completion, and also submitted that an application for the Occupancy Certificate has been filed before the Thripunithura Municipality, along with the requisite documents, including the No Objection Certificate from the Fire

and Rescue Services and the Consent to Operate from the Kerala State Pollution Control Board, and that an acknowledgement dated 11.07.2024 has been obtained. The promoter has further submitted that, due to the introduction of the K-Smart application system in the Thripunithura Municipality, there has been an abnormal administrative delay in processing applications, and consequently, the Occupancy Certificate has not yet been issued. It is also submitted that, out of 34 residential units, 12 units have been booked/sold, and that the promoter has uploaded intimation letters sent to 8 allottees regarding the extension of the project. On perusal of the records, it is noted that the physical progress of the project is 100%, and that the delay in obtaining the Occupancy Certificate is not attributable to any default on the part of 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 '**National Treedom Park Tower 2**' from 01.08.2025 to 30.07.2026 with the following conditions.
 - i. The extension of the period of registration shall not affect any of the rights of the existing allottees as specified under 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