



KERALA REAL ESTATE REGULATORY AUTHORITY

Thiruvananthapuram. Pin- 695 004

www.rera.kerala.gov.in

Present: Dr. Asha Thomas, Chairperson,
No. T1/OL/EX/050/2025

Dated 5th January 2026.

Applicant: M/s Olive Infra & Lifestyle LLP,
 103/104, J.K Chambers, Sector 17,
 Vashi, Mumbai City,
 Maharashtra – 400 703.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'Olive Casilda' promoted by 'M/s. Olive Infra & Lifestyle LLP' as per the certificate No. K-RERA/PRJ/061/2021 dated 30/01/2021 under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 30/09/2025.
2. The promoter has filed a formal application for extension of the project registration for a period of one year from 01/10/2025, in Form No. E, along with the required fee of Rs. 3,24,178/- (Rupees Three lakh twenty-four thousand one hundred and seventy-eight 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 proposed date of completion of the project was 30.09.2025. Due to reasons beyond their control, including scarcity of construction materials, disruption in transportation, and shortage of labour, the construction activities were adversely affected, leading to delays. The promoter also stated that the delays were neither wilful nor deliberate and therefore requested a further extension of one year under Section 6 of the Act, 2016 read with Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018, for completing the project. As per the records of the Authority, the building permit remains valid up to 09.01.2030. Out of the 62 units, 17 units have been booked or sold. The promoter has further uploaded the details of the completed and pending works.
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 'Olive Casilda' from 01.10.2025 to 30.09.2026 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 complied with.

Sd/ -

Dr. Asha Thomas

Chairperson

True Copy/Forwarded by/Order

Secretary (Technical & Administration)