



## KERALA REAL ESTATE REGULATORY AUTHORITY

Thiruvananthapuram. Pin- 695 004

[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)

Present: Dr. Asha Thomas, Chairperson,  
**No. T1/OL/EX/047/2025**

Dated 03<sup>rd</sup> January 2026.

Applicant: M/s Seasaga Enterprises Pvt Ltd,  
Plot No R-25/26, T T C Industrial Area,  
Rabale, Navi Mumbai, Near Sigma IT Park,  
Thane, Maharashtra- 400701

### ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '*Seasaga Living*' promoted by Seasaga Enterprises Pvt Ltd as per the certificate No. K-RERA/PRJ/ERN/236/2023 dated 19/12/2023 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 17/10/2025.
2. The promoter has filed a formal application for extension of the project registration for a period of one year from 18/10/2025, in Form No. E, along with the required fee of Rs. 76397/- (Rupees Seventy-Six Thousand Three Hundred Ninety-Seven 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 although a completion period of two years was declared in Form B at the time of registration with a bona fide intention, the scale and nature of the project required additional time to ensure quality construction, compliance with approved plans, and coordination with statutory authorities. Consequently, despite substantial progress in development works, the project could not be completed within the initially declared two-year period.
4. As per the records of the Authority, the development permit of the project is valid up to 22/03/2028. None of the 11 units have been booked or sold yet. The promoter has not defaulted in submitting the quarterly progress reports and has submitted the Annual Report of the project in Form No. 5 before the Authority in every financial years. The physical progress of the project is 75%. The promoter has further uploaded the details of the completed and pending works.
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 '*Seasaga Living*' from 18/10/2025 to 17/10/2026 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) *yc*