



## 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/014/2025**

Dated 04<sup>th</sup> February 2026

Applicant: Sanjay Kumar Pillai,  
Karakkattu Kunnel House P.O.  
Ranni Perunad, Kanayannur,  
Ernakulam, Kerala- 689711

### **ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '*SKP Tower*' promoted by '*Sanjay Kumar Pillai*' as per the certificate No. K-RERA/PRJ/247/2020 dated 05/11/2020 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 05/07/2025. The registration expired on 05/07/2025 which includes 6 months extension under force majeure as per the order of the Authority dated 15/05/2020.
2. The promoter has filed a formal application for extension of the project registration for a period of one year from 06/07/2025, in Form No. E, along with the required fee of Rs. 65286/- (Rupees Sixty-Five Thousand Two Hundred Eighty-Six 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 stated that multiple lockdowns and movement restrictions in 2020 and 2021 resulted in the unavailability of construction workers, which was adversely affected the progress of the work. The promoter also submitted that no bookings were made during this period and, therefore, there are no allottees as on date.
4. As per the records of the Authority, the building permit of the project is valid up to 21.02.2026. Out of the 33 units, none have been booked or sold so far. 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 each financial year. The physical progress of the project is 70%. 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 'SKP Tower' from 06/07/2025 to 05/07/2026 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 complied with.

Sd/ -

Dr. Asha Thomas  
Chairperson

True Copy/Forwarded by/Order



Secretary (Technical & Administration) i/c