



KERALA REAL ESTATE REGULATORY AUTHORITY

Thiruvananthapuram. Pin- 695 004

www.rera.kerala.gov.in

Present: Dr. Asha Thomas, Chairperson,
No. T1/OL/EX/069/2025

Dated 17th February, 2026.

Applicant: M/s Fynday Projects LLP
40/2941, Mayyazhi Buildings,
Opp. Rajarajeswari Temple,
Palarivattom, Near Janamythri Police Station,
Kanayannur, Ernakulam, Kerala – 682 025.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'Urban Serenity' promoted by 'M/s. Fynday Projects LLP' as per the certificate No. K-RERA/PRJ/ERN/194/2023 dated 01.11.2023 under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 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. 2,62,660/- (Rupees Two Lakh Sixty Two Thousand Six Hundred and Sixty 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 “Urban Serenity” has made steady progress, with major construction works including structural works, masonry, MEP installations, and significant finishing activities already completed. Common amenities, internal roads, and landscaping works are also at advanced stages. However, due to prevailing market conditions, the sale of all units could not be completed within the originally projected timeline. Since certain final-stage works, internal customizations, and handover-related activities are linked to unit sales and phased execution, additional time is required to complete the remaining works in a coordinated manner.
4. As per the records of the Authority, the physical progress of the project is 75%. The promoter has uploaded the Quarterly Progress Reports up to the 1st quarter of 2025–26. Out of 21 units, 3 units have been booked/sold, and the consent of 3 allottees has been uploaded. The building permit is valid up to 04.06.2028. 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 for every financial year. The promoter has also 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 '**Urban Serenity**' from 01.01.2026 to 31.12.2026 with the following conditions.
 - i. The extended period shall not affect any of the rights of the existing allottees as specified in 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) i/c
Kerala Real Estate Regulatory Authority