



KERALA REAL ESTATE REGULATORY AUTHORITY

Thiruvananthapuram. Pin- 695 004

www.rera.kerala.gov.in

Present: Dr. Asha Thomas, Chairperson,
No. T1/OL/EX/033/2025

Dated 17th February 2026.

Applicant: M/s Kerala HealthCare P Ltd
Ahalia Foundation Eye Hospital, Kozhipara,
Ahalia Campus, Taluk: Palakkad,
Kerala, Pin: 678557

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '*Aero Homes*' promoted by M/s Kerala HealthCare P Ltd as per the certificate No. K-RERA/PRJ/TVM/173/2022 dated 18/05/2023 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The initial project registration expired on 01/04/2024. Accordingly, the promoter filed formal application for extension of project registration for one year 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. The Authority granted the project registration upto 31.03.2025

2. The promoter has now submitted an application seeking a further extension of registration for an additional period of one year from 01/04/2025, in Form-E, along with the fee. The promoter submitted that, due to unforeseen circumstances and challenges encountered during the development of the project, there is delay in completing the project within the initially specific time frame. In the lights of the above, the promoter has requested an extension of the validity period of the K-RERA registration to accommodate the revised time line for the project completion.
3. As per the records of the Authority, out of 25 units, 9 units have been booked/sold. As per the latest Quarterly Progress Report, the physical progress of the project is shown as 85%. The promoter has uploaded the consent of 8 allottees. The building permit has been renewed up to 12/01/2027. 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.
4. As per Section 6 of the Act, 2016, the Authority has no provisions to permitted to consider an extension of the project registration for more than one year. However, specifically considering the facts and circumstances of the case, and noting that the promoter has obtained the consent of all allottees to extend the project registration and has already executed amendment agreements for sale with the allottees, the Authority finds it reasonable to grant the extension in the interest of the allottees under Section 7(3) of the Real Estate (Regulation and Development) Act, 2016.
5. As per the proviso to Section 7(3) of the Act, 2016, the Authority may, instead of revoking the registration under sub section (1), permit it to remain in force subject to such further terms and conditions as it thinks fit to impose in the interest of the allottees, and any such terms and conditions so imposed shall be binding upon the promoter.

6. Hence, the Authority in the exercise of the powers conferred under Section 7 (3) of the Act, 2016, the Authority grants permission for the registration remain in force up to 31/03/2026 subjected to the following conditions.

- i. The continued 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 continued period.
- iii. The occupancy certificate shall be obtained within the continued 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)

