



KERALA REAL ESTATE REGULATORY AUTHORITY

Kesavadasapuram, Thiruvananthapuram. Pin- 695 004

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Present: Dr. Asha Thomas, Chairperson

No. T1/OL/EX/021/2025

Dated 17th February, 2026.

Applicant: M/s Cordial Properties India Pvt Ltd
TC 18/106, Muttada.P.O, Kowdiar Village,
Thiruvananthapuram, Kerala- 695025

ORDER

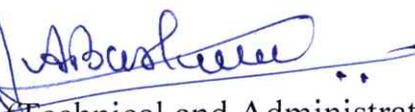
1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Cordial i-Nest**' promoted by M/s Cordial Properties India Pvt Ltd' as per certificate No. K-RERA/PRJ/TVM/066/2022 dated 11/04/2022 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid up to 31/12/2025.
2. Now the promoter has filed application dated 14/01/2026 for extension of registration up to 30/09/2026 in Form No. E and remitting the required fee of Rs. 83201 /- (Rupees Eighty-Three Thousand Two Hundred One Only). As per the proviso to Section 6 of the Act, 2016 the Authority may in reasonable circumstances, without 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 time as it considers necessary, which shall, in aggregate, not exceed a period of one year.

3. The promoter submitted that in respect of the project, several villas have already been handed over and occupied by four families, the remaining villas are in the final stages of handover, all infrastructure, amenities, and safety facilities have been fully completed, and that due to unavoidable delays caused by the transition to the K-SMART system of the Local Self-Government Department, implementation of the Digital Survey in Veiloor Village by the Land Revenue Department, and time required for bespoke customisations requested by individual allottees, an extension of the project completion date up to 30.09.2026 is requested, supported by No Objection Certificates obtained from more than two-thirds of the allottees.
4. As per the records of the Authority, the physical progress shown as 90%. 10 out of 13 units are sold/booked. Consent of the 9 villa owners are uploaded. QPR has been updated up to the second quarter of 2025-2026 According to the promoter's report, out of 13 villas, 8 villas have received occupancy certificates, one villa has applied for occupancy, work on 2 villas has been completed, and work on 2 villas is in progress. Works of all common amenities have been completed. Since the physical progress of the project is 90%. 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, the Authority has found that the applicant is eligible for an extension of the project registration up to 30/09/2026. Hence, the Authority in the 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, decided to extend the registration of the real estate project '**Cordial i-Nest**' from 01/01/2026 to 30/09/2026 with the following conditions.

- i. This extension shall not in any way affect the rights of the existing allottees as per the Act, 2016.
- ii. The occupancy certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
- iii. The promoter shall also transfer / hand over the common area and the documents pertaining to the project to the Association of allottees, after the completion of the project as promised to the allottees.
- iv. After the completion of the project Form No. 6 shall be uploaded by the promoter in the web portal of K-RERA.

Sd/-

Dr. Asha Thomas
Chairperson

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Secretary (Technical and Administration)
Kerala Real Estate Regulatory Authority