



KERALA REAL ESTATE REGULATORY AUTHORITY

Thiruvananthapuram. Pin- 695 004

www.rera.kerala.gov.in

Present: Dr. Asha Thomas, Chairperson,
No. T1/OL/EX/029/2025

Dated 22nd February 2026.

Applicant: M/s Greenest Buildings and Business Private Limited
Tc 14/733, Nandavanam.
Thiruvananthapuram, Kerala,
Pin - 695033

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '*greenest ONE*' promoted by M/s Greenest Buildings and Business Private Limited as per the certificate No. K-RERA/PRJ/TVM/092/2022 dated 01/08/2022 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The initial project registration expired on 30/06/2024. 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 30.06.2025

2. Now, the promoter has applied in Form-E seeking extension of the project registration for a period of one year from 01.07.2025, stating that, as a new start-up undertaking an environmentally sustainable project, the time required for execution was initially underestimated. The project's location outside the city led to slower initial sales, which affected cash flow and construction progress. The promoter has submitted that sales have since improved substantially, with most villas booked and construction progressing steadily. It is further stated that an earlier request for extension up to 31.12.2025, supported by the allottees, was submitted, and that the present request is made citing continued allottee support and commitment to complete the project responsibly.
3. As per the records of the Authority, out of 29 units, 23 units have been sold/booked. The physical progress of work is shown as 65%. The development permit is valid up to 05.01.2027. The allottees' association has been formed, and the resolution of the allottees' association in support of the extension has been uploaded. The promoter has updated the Quarterly Progress Reports up to the 1st quarter of 2025-26. The promoter 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 extend the project registration for more than one year. However, 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.

5. 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 to remain in force up to 30/06/2026 subjected to 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 specified period. (30/06/2026)
- iii. The occupancy certificate shall be obtained and upload in the 'Web Portal' of K-RERA within the specified period.
- 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



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Secretary (Technical & Administration)