



KERALA REAL ESTATE REGULATORY AUTHORITY

Trinity Centre, Kesavadasapuram
Thiruvananthapuram - 695 004

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Present: Dr. Asha Thomas, Chairperson,
No. T1/OL/EX/051/2025

Dated 16th March, 2026.

Applicant: M/s Sanroyal Builders and Contractors Pvt Ltd.
TC 5/417, Indira Nagar, Peroorkada,
Thiruvananthapuram, Kerala – 695 005.

ORDER

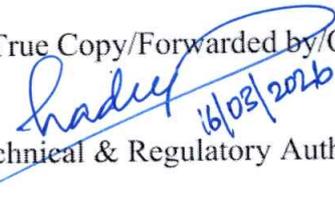
1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'Sanroyal Adonia' promoted by 'M/s. Sanroyal Builders and Contractors Pvt Ltd' as per the certificate No. K-RERA/PRJ/032/2020 dated 04.03.2020 under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 24.07.2023. The promoter then availed the common extension of registration of projects for six months as notified under the General Order No. K-RERA/T3/102/2020 dated 15.05.2020 and a further period of six months as notified under the General Order No. K-RERA/T3/102/2020 dated 19.07.2021 in connection with the Covid pandemic. Thus, the registration was extended upto 24.07.2024. Thereafter the promoter availed one year extension of registration under Section 6 of Act, 2016 and the registration was extended up to 24.07.2025.
2. The promoter has now submitted an application seeking a further extension of registration for an additional period of one year from 25.07.2025, in Form No. E, along with the required fee of Rs. 68,064/- (Rupees Sixty Eight Thousand and Sixty Four only). The promoter submitted that the company has encountered several challenges as a result of the COVID-19 pandemic. Due to the site closure during the pandemic, the company experienced significant disruptions in its operations, including shortages of essential materials. Additionally, the delay in permit renewal from the Kadinamkulam Grama Panchayat has further compounded these issues.
3. As per the records of the Authority, out of 57 units, 54 units have been booked/sold. As per the latest Quarterly Progress Report, the physical progress of the project is shown as 96%. The building permit has been renewed up to 24/07/2029. 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, considering the facts and circumstances of the case, and as per the proviso to Section 7(3) of the Real Estate (Regulation and Development) 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.
7. 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 24/07/2026 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.
 - 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

True Copy/Forwarded by/Order


16/03/2016
Secretary (Technical & Regulatory Authority)