

ANNUAL
REPORT
2019
2020
REAL ESTATE
REGULATORY
AUTHORITY
KERALA



K-RERA

Table of Contents

Introduction	2
Real Estate Regulatory Authority Kerala	3
Powers of RERA Kerala	3
Objectives of the Act	4
Regulation Governing K-RERA	5
RERA Management	5
Key Highlights of the year	7
Programmes for the year 2020-2021	10
Audit Report from Accountant General Kerala	11
Replay to Audit Report	17
Photos of various function	21
Form – O Annual Statements	24
Form-P	31
I. Return on registration of Promoters and Real Estate Agents	
II. Return on number of cases before the authority	
III. Statement of periodical survey conducted by the Authority	
IV. Statement of steps taken to mitigate any non-compliance of the provisions of rules and regulations	
V. Statement of penalty imposed by the authority	

1. Introduction

The Real Estate (Regulation and Development) Act 2016, was passed by the parliament of India in March 2016. The act calls for the setting up of a Real Estate Regulatory Authority (RERA) in every State and Union Territory for regulation and promotion of the real estate sector in an efficient manner and to protect the interest of the consumers in the real estate sector and to establish an adjudicating mechanism for speedy dispute redressal. The Act also ensures greater accountability and transparency in the field. Apart from the new projects, the Act also makes the registration mandatory for all ongoing projects that had not received occupancy certificate prior to the commencement of the Act, to be registered with the Real Estate Regulatory Authority before advertising , marketing, booking , selling or inviting people to buy any plot, apartment or building in any project in the state.

Kerala Real Estate (Regulation and Development) Rules 2018, was passed by Government of Kerala vide GO(P) No 46/2018/LSGD dated 18/6/2018. As per Rule 3 of the said Rules the promoter shall make an application to the authority for registration of new real estate projects/ ongoing projects for which all statutory approvals and permits have been obtained as prescribed under section 3 of the Act. The promoter shall pay registration fee by way of demand draft as prescribed in the above Rule. Every Real Estate Agent is also required to be registered before the Authority for which he/she shall make an application with prescribed fee. Any aggrieved person can file complaint with the authority for any violation under the act or rules, or before the Adjudicating Officer for compensation , which shall be accompanied by a fee of rupees one thousand in the form of a demand draft. The authority will issue notice to the opposite party and hear and dispose the complaint through Summary Procedure.

Any person aggrieved by the order of the Authority can file appeal before the Real Estate Appellate Tribunal, accompanied by a fee of Rupees one thousand in the form of a demand draft. The Real Estate Appellate Tribunal will start function at Ernakulum shortly.

The Annual Report provides an overview of the functioning, activities and achievements of the Real Estate Regulatory Authority, Kerala during the year 2019-2020. This report has been prepared in accordance with Section 78 of the Real Estate (Regulation & Development) Act 2016 read with rule 39 of the Kerala Real Estate (Regulation & Development) Rule 2018.

It contains information regarding registration of real estate projects and real estate agents during the year 2019-2020. The information has been displayed in Form -P as mandated by Rule 39(1). Form -O contains the financial statements of the Authority for the financial year 2019-2020. The report also includes the programme of work for the coming year 2020-2021.

The statement on complaints discloses the status of complaints received, disposed off and in the process of disposal.

2. Real Estate Regulatory Authority, Kerala

The Government of Kerala notified the Real Estate (Regulation & Development) Rules 2018 vide GO(P) No. 46/2018/LSGD dated 18/6/2018 . Kerala Real Estate Regulatory Authority (K-RERA) has been constituted as per Notification No. G.O.(P). No .65/2019/LSGD dated 5/10/2019. Government of Kerala have appointed Shri. P.H. Kurian IAS (Rtd) as Chairperson and Smt. Preetha.P. Menon as Member of the authority vide Notification. G.O.(P) No.66/2019/LSGD dated 5/10/2019.

The Kerala Real Estate Regulatory Authority (K-RERA) was officially launched on 1/1/2020 at Trivandrum as Head Quarters. The inauguration and unveiling of logo of the Authority were done by the Hon'ble Chief Minister Shri. Pinarayi Vijayan, in the presence of Hon'ble Minister for Local Self Government Department Shri. A.C.Moideen and other dignitaries.

3. Powers of Kerala Real Estate Regulatory Authority

K-RERA has the following powers: -

1. To call upon any promoter/allottee/real estate agent on a complaint or suo Moto, relating to violation of the Act/Rules/Regulations made their under, to furnish information or explanation relating to its affairs
2. The Authority have power to issue Interim order if anything noticed against the contravention of this Act, Rules, Regulation made thereunder
3. The Authority have power to issue directions from time to time, to the promoters, allottees or real estate agent as it consider necessary.
4. The Authority have power to impose penalty or interest in regard to any contravention of

obligations cast upon the promoters, allottees, real estate agents under this Act or Rules and Regulation made thereunder

5. Require the promoter, allottee or real estate agent to furnish in writing such information or explanation or produce such document within such reasonable time, as it deems necessary.
6. Requisitioning, subject to the provisions of section 123 and 124 of the Indian Evidence Act, 1872, any public records or documents or copy of such record or document from any office.
7. Call up on such experts or consultants from the field of economics, commerce, accountancy, real estate, construction, architecture or engineering or from any other discipline as it deems necessary in the conduct of any inquiry or proceedings.

4. Objective of the ACT

1. Regulation and promotion of the real estate sector

The Real Estate sector has grown at an amazingly fast rate during the past three decades and has been catering to the housing needs of the upwardly middle-class populations. The real estate sector is now the second largest employer in the country., both direct and indirect. However, the sector remained unregulated and so created many problems. The real estate sector was governed by multiple laws, enacted both the Centre and the State Government. As it was found essential to have an exclusively regulatory mechanism for this sector, the parliament passed the Real Estate (Regulation and Development) Act 2016 . Subsequently, the Government of Kerala promulgated the Kerala Real Estate (Regulation and Development) rules 2018, which paved the way for the formation of Kerala Real Estate Regulatory Authority (K-RERA).

K-RERA aims to create a safe, trustworthy and efficient real estate environment, making the sector a lot more convenient for buyers and sellers alike.

2. Protect interest of buyers and real estate developers.

The allottee have the right to know the information relating to the sanctioned plan, stage-wise time schedule of completion of the project, including provision for water, sanitation, electricity and other amenities as agreed between the promoter and the allottee. If the promoter fails to comply or is unable to give possession of the apartment, plot or building with in the scheduled time, the buyer

have the right to file complaints before the authority and shall claim relief under the act. The Act also protects the interest of the real estate developers ensuring time bound payment from the allottees which will help timely completion of the projects.

3. Maintain a website with details of all real estate projects and agents.

The Authority will maintain a website and publish for public viewing the details of all real estate projects for which registration has been given. Brief details of the enterprises including its name, registered address, type of enterprise, number of completed projects, number of ongoing projects, number of years of experience in the sector, details of projects launched by the promoter in the past years etc will be published. Name and address of the real estate agents also are made available in the website.

4. Provide mechanism for speedy redressal of disputes.

Any aggrieved person can file complaint against any promoter, allottee or real estate agent for violation under the Act or Rule to the Authority in Form M, or before the Adjudicating officer for compensation in Form N which shall be accompanied by a fee of rupees one thousand in the form of a demand draft. The authority will issue notice to the opposite party and hear and dispose the complaints expeditiously through summary procedure.

5. Regulations governing K-RERA

The Real Estate Regulatory Authority (General) Regulations 2020, approved by the authority, was forwarded to Government for publication in the Gazette. The procedure to be followed while submitting application for registration of projects, complaints, service of notice, examination of witness, etc are included in the Regulation.

6. RERA Management

The Authority comprising of a Chairperson and two members. Chairperson and one of the members were appointed vide GO (P) NO .66/2019/LSGD dated 5/10/2019. The adjudicating officer was appointed by the Authority vide order No.23/K-RERA/2020 dated 3/2/2020. In addition a Senior Town Planner from the Town and Country Planning Department has been appointed as Secretary (Technical & Administration) and a Joint Secretary from the Law Department has been appointed as Secretary (Legal) for ensuring the implementations of the Act and the decisions of the Authority.



Shri P.H.Kurian, Chairperson.

P.H.Kurian, is a retired Officer of Indian Administrative Service belonging to 1986 batch from Kerala Cadre. He has served at various important positions in Kerala and Central Government. . He retired as Additional Chief Secretary, Government of Kerala, before joining RERA in October 2019.



Smt. Preetha .P. Menon, Member

Smt. Preetha .P, Menon, was a practising advocate since 1995. She started practice in Calicut District Courts. She has practice experience in Supreme Court of India, and also has work experience in National Human Rights Commission as Legal Consultant.



Shri.T.U.Mathukutty- Adjudicating Officer.

Shri.T.U. Mathukutty, District Judge(Retired) joined duty as Adjudicating Officer on 3/2/2020. Before Joining RERA he has served as Presiding Officer in Labour Court and Additional District & Sessions Judge in Pathanamthitta and Ernakulam Districts.

STAFF

RERA Kerala has a team of 15 employees comprising of 2 Departments, Technical and Legal. The following are the senior officers of the authority.

1. Technical Department

Shri. H. Prasanth , Secretary (Technical & Administration) is the head of the department on deputation from the Town and Country Planning Department , and he is assisted by the following staff.

1. Shri. Sibin Rajan , Deputy Director, (Technical), who is on deputation from the Town and Country Planning Department .

2. Shri. Pradeep.R., Deputy Director (Technical), who is on deputation from the Town and Country Planning Department

2. Legal Department

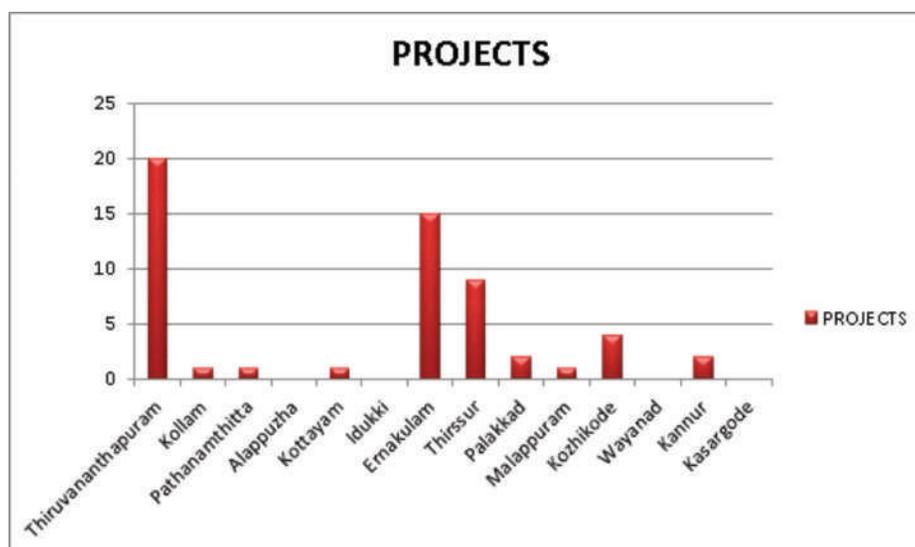
Smt.V.Padma, Secretary (Legal), who is on deputation from Law Secretariat.

7. Key Highlights of the year.

1. The authority has done earnest efforts to register projects and agents even during the period of lockdown. Under section 4(3) of the Real Estate (Regulation and Development) Act 2016 the authority shall operationalize a web based online system for submitting applications for registration of projects within a period of one year from the date of its establishment. The implementation of web portal for registration of projects and agents is in progress. Orders /judgments passed by the Authority are available in the website of the Authority.
2. Registration of projects.

The Authority has received 114 applications for registration of projects and has registered 56 projects during the year. Details of the projects registered can be seen in Form -P at page 31

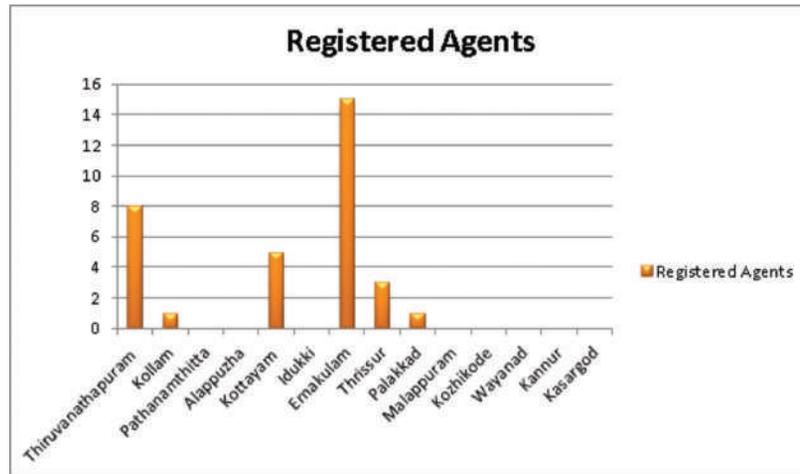
Total Registered Project -56



3. Registration of the Real Estate Agents.

35 applications for registration of the agents were received during the year and the authority has registered 33 agents so far

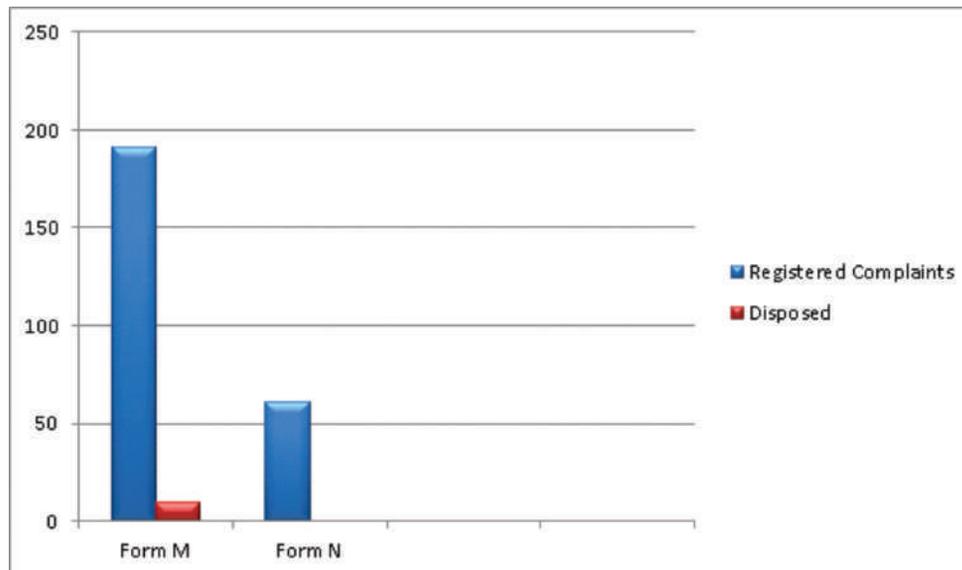
Total Registered Agents -33



4. Complaints under section 31 of the Act

191 complaints were filed during the year in Form M, of which 10 have been disposed. Similarly 61 complaints were filed in Form N

Total Registered Complaints -252



5. Awareness

The authority has conducted several awareness programmes about the act among various stakeholders and public at Trivandrum, Ernakulum, Trissur, and Kozhikode. Awareness programme was also done by print media, radio, and TV Channels. Interaction with promoters, financial institutions, allottees was conducted and authority officials participated in various conferences etc.

RERA Awareness Programme on 16th December at Thiruvananthapuram



CPE Seminar on RERA & GST



8. Programme for the coming year

The Authority would like to take up the following activities during the coming year.

1. Web based online portal for registration of projects, agents, complaints etc
2. To suggest amendments in Rules and Regulations for meeting the requirements.
3. Issue Notice to promoters for Non- Registration of Projects.
4. Conduct awareness programme in every district for the promoters as well as home buyers.
5. Implement separate system for conciliation of complaints.

9. Audit Report received from the Accountant General Kerala



प्रधान महालेखाकार (लेखापरीक्षा -I) का कार्यालय, केरल, तिरुवनंतपुरम
OFFICE OF THE PRINCIPAL ACCOUNTANT GENERAL (AUDIT-I) KERALA,
THIRUVANANTHAPURAM-695 001



F & CA Cell/12-2594/ 93
Dated: 08 /07/2021

To
The Secretary to Government,
Local Self Government Department,
Government of Kerala,
Thiruvananthapuram.

Sir,

Sub: Separate Audit Report on the accounts of Kerala Real Estate Regulatory Authority, Thiruvananthapuram for the period from October 2019 to March 2020

The Separate Audit Report on the accounts of Kerala Real Estate Regulatory Authority, Thiruvananthapuram for the period from October 2019 to March 2020 is forwarded herewith along with audited copy of accounts for placing before the State Legislature.

The following deficiencies which have not been included in the SAR, is brought to your notice for remedial/corrective action in the accounts for the next year.

Draft Comment No.

1. Income and Expenditure Account

1.1 Payment to Chairperson and Members –Nil

The expenditure incurred towards salary of Chairperson, Member and adjudicating Officer may be accounted under accrual basis instead of cash basis, followed by the Authority.

18/11/21
16/7/21

ई-मेल / Email : agaukeralal@cag.gov.in

फैक्स / Fax : 0471 - 2331326

टेलिफोन / Telephone : 0471 2330799

219

1.2 Travelling Expense to Officers ₹ 1.79 lakh

The travelling expenses incurred for the Chairperson and the Members of the Authority may be accounted separately under 'Travelling expenses of Chairperson and Members'.

It is also pointed out that the audited accounts are required to be adopted / considered by the Governing body of the Board before being placed on the table of the Legislature. The date of placing the Audit Report before the State Legislature may be intimated in due course. Copies of the resolution adopting/considering the audited accounts and printed documents presented to the legislature may also be forwarded to Audit.

The receipt of this letter may please be acknowledged.

Yours faithfully,

sd/-

Sr. Deputy Accountant General (AMG III)

Copy to:

✓ The Secretary,
Kerala Real Estate Regulatory Authority
TC 25/1379 (1), CRA D-112, Sumana Cottage
Plamoodu-Charachira Road, Kowdiar P.O.
Thiruvananthapuram - 695003

Rskur
08.07.21

Sr. Deputy Accountant General (AMG III)

227

**SEPARATE AUDIT REPORT ON THE ACCOUNTS OF KERALA STATE REAL
ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM FOR THE
PERIOD OCTOBER 2019 TO 31 MARCH 2020**

1. We have audited the attached Balance Sheet of the Kerala State Real Estate Regulatory Authority (KRERA) for the period from October 2019 to 31st March 2020 and the Income and Expenditure accounts and Receipts & Payments accounts for the year ended on that date under section 19(2) of the Comptroller & Auditors General's (Duties, Powers & Conditions of Service) Act, 1971 read with Section 38 (1) Real Estate (Regulation and Development) Act & Kerala Real Estate (Regulation and Development) Rules . These financial statements are the responsibility of KRERA's management. Our responsibility is to express an opinion on these financial statements based on our audit.
2. This Separate Audit Report contains the comments of the Comptroller & Auditor General of India (CAG) on the accounting treatment only with regard to classification, conformity with the best accounting practices, accounting standards and disclosure norms etc. Audit observation on financial transaction with regard to compliance with the Law, Rules & Regulations (Propriety and Regularity) and efficiency-cum-performance aspects etc, if any are reported through Inspection Reports /CAG's Audit Reports separately.
3. We have conducted our audit in accordance with auditing standards generally accepted in India. These standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material mis-statements. An audit includes examining, on a test basis, evidences supporting the amounts and disclosure in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the management, as well as evaluating the overall presentation of financial statements. We believe that our audit provides a reasonable basis for our opinion.

Based on our audit, we report that:

- (i) We have obtained all the information and explanation, which to the best of our knowledge and belief were necessary for the purpose of our audit;
- (ii) In our opinion, proper books of accounts and other relevant records have been maintained by the Authority as required under Section 38(1) of the Real Estate (Regulation and Development) Act & Kerala Real Estate (Regulation and Development) Rules in so far as it appears from our examination of such books.

(iii) We further report that:

Grant-in-aid

On inception of KRERA, Government of Kerala released a grant amounting to ₹50,00,000 out of which ₹49,72,483 was utilised during the year. The unutilised grant as on 31 March 2020 was ₹ 27,517.

- (iv) Subject to our observation in the preceding paragraphs, we report that the Balance Sheet, Income & Expenditure account and Receipt & Payment account dealt with in this report are in agreement with the books of accounts.
- (v) In our opinion and to the best of our information and according to the explanation given to us, the said financial statement read together with Accounting Policies and Notes on Accounts, and subject to the significant matters stated above and other matters mentioned in Annexure to this Report give a true and fair view in conformity with accounting principles generally accepted in India.
- (a) In so far as it relates to the Balance Sheet, of the state of affairs of the KRERA as at 31st March 2020; and
- (b) In so far as it relates to the Income and Expenditure Account, for the surplus for the year ended on that date.

*For and on behalf of the Comptroller
and Auditor General of India*


अनिम चेरियान
ANIM CHERIAN

प्रधान महालेखाकार (ले.प-1), केरला

PRINCIPAL ACCOUNTANT GENERAL (AUDIT-I), KERALA

तिरुवनंतपुरम/ Thiruvananthapuram

Dated: 08.07.2021

225

Annexure

Internal control mechanism

1. Maintenance of Cash Book

Kerala Real Estate Regulatory Authority was maintaining a Cash Book wherein only bank transactions were recorded as all receipts and payments were made by Demand Draft and cheque respectively. The entries in the cash book were not signed/attested by competent authority and monthly closing of cash book not carried out. Petty expenses were being met by the Accountant (Consultant) by drawing cash from bank, for which petty cash book was not maintained upto 31st March 2020.

2. Ledger Accounts

Though a ledger containing various accounts was being maintained, the entries were not attested/ authenticated by higher authority.

3. Improper maintenance of fixed assets register

As per the Balance Sheet as on 31st March 2020, the written down value of fixed assets was ₹4.39 lakh. The Authority was maintaining a register for recording fixed assets, wherein the quantity of assets purchased were recorded. Physical verification of the fixed assets as on 31 March 2020 was not conducted by the competent authority to reconcile with the register.

4. Internal Audit

Internal Audit was not conducted during the period under audit.

5. Non-maintenance of control registers for recording of Real Estate Projects for which registration was done on piece meal basis.

As per Section 3 of the Real Estate (Regulation and Development) Act, 2016, the promoter of Real Estate Projects has to register the real estate project with Real Estate Regulatory Authority (RERA) and pay registration fee at the time of submitting application for registration. A review of the files relating to registration of real estate projects revealed that, the Authority was collecting registration fee for the floor area applied for real estate projects by the promoters instead of the floor area for which building permit was issued by Local Body Authorities. Registration with RERA is one-time process and there is no provision in the Act for collecting

227

registration fee in instalments. Providing registration on piecemeal basis for real estate projects was not authorised by the Act. The Authority has no system for watching the stages of construction or maintaining any control register for such piece meal registration of Real Estate Projects for follow-up action.

RSCW
08.07.21

Sr. Deputy Accountant General (AMG III)

10. Replay to Audit Report

Adoption of audited accounts for the period from October 2019 to March 2020

The Accountant General, Trivandrum has audited the accounts for the period from October 2019 to March 2020, and has forwarded Separate Audit Report vide their letter No. F & CA Cell/12-2594/93 dated 8/7/2021. The AG has noticed following deficiencies for remedial/corrective action in the accounts for the next year.

1 . Income and expenditure Account

1.1. Payment to Chairperson and Members - Nil

The expenditure incurred towards salary of Chairperson, Member and Adjudicating officer may be accounted under accrual basis instead of cash basis, followed by the Authority.

1.2. Travelling Expenses to officers Rs.1.79 lakh

The travelling expenses incurred for chairperson and the member of the Authority may be accounted separately under “Travelling expenses of Chairperson and Members”.

Reply:- -1.1 & 1.2 . Noted

Annexure

Internal Control Mechanism

1. Maintenance of Cash Book

Kerala Real Estate Regulatory Authority was maintaining a cash book wherein only bank transactions were recorded as all receipts and payments were made by Demand Draft and cheque respectively. The entries in cash book were not signed/ attested by competent authority and monthly closing of cash book not carried out. Petty expenses were being met by the Accountant (Consultant) by drawing cash from bank, for which petty cash book was not maintained up to 31st March 2020.

Reply:- Petty expenses were being met by the Consultant (Accounts & Administration) on reimbursement basis. The expenses met by him for each month was reimbursed to him at the beginning of the next month and not met by drawing cash from the bank account of the authority. All receipt and payment were made by Demand Draft and Cheque and hence daily cash balance is ‘Nil’ during the reported period.

2. Ledger Accounts though a ledger containing various accounts was being maintained, the entries were not attested/authenticated by higher authority.

Reply:- Noted

3. Improper maintenance of Fixed Assets and register

As per the balance sheet as on 31/3/2020, the written down value of fixed assets was Rs. 4.39 lakh. The Authority was maintaining a register for recording fixed assets, wherein the quantity of assets purchased were recorded. Physical verification of the fixed assets as on 31/3/2020 was not conducted by the competent authority to reconcile with the register.

Reply:- Noted

4. Internal Audit

Internal audit was not conducted during the period under audit.

Reply:- The Authority has already appointed a Chartered Accountant as Internal Auditor.

5. Non- maintenance of control registers for recording of Real Estate Projects for which registration was done on piece meal basis.

As per Section 3 of the Real Estate (Regulation and Development) Act 2016, the promoter of Real Estate Projects has to register the real estate project with Real Estate Regulatory Authority (RERA) and pay registration fee at the time of submitting application for registration. A review of the files relating to registration of real estate projects revealed that, the Authority was collecting registration fee for the floor area applied for real estate projects by the promoters instead of the floor area for which building permit was issued by the Local Body Authorities. Registration with RERA is one-time process and there is no provision in the Act for collecting registration fee in instalments. Providing registration on piecemeal basis for real estate projects was not authorised by the Act. The Authority has no system for watching the stages of construction or maintaining any control register for such piece meal registration of Real Estate Projects for follow-up action.

Reply:-

Explanation under Section 3 of the Act clearly provides to consider registration of every phase of project as a standalone real estate project and obtain registration separately, if the real estate project is to be registered in

phase. Thus, registration for each such phase as standalone project is permissible under the Act. If the promoter desires to market and sell only a phase, he has to pay fee for registration of such phase only, as it can be considered as a standalone project, going by the above said explanation given in the Act and the authority followed the law accordingly.

The proviso of section 3 of the Real Estate (Regulation and Development) Act 2016 has not been given effect in the rule. The Authority has requested the Government to make the following amendment in Rule 3 of the Kerala Real Estate (Regulation and Development) Rules 2018 and the matter is under consideration of Government.

After the words in sub clause 4b(e) in Rule 3 ,” if the Real Estate Project is developed in phases the promoter shall pay fee only for such phase to be registered”

AG has advised to adopt /consider the audited accounts by the Governing Body before being placed on the table of Legislature. It is also requested to forward copies of the resolution adopting the audited accounts and printed documents presented to Legislature.

The Authority in the meeting held on 03/08/2021 has adopted the audited accounts and decided to forward copies of the resolution adopting audited accounts to the Accountant General and to include the same in the annual report of the Authority for the year ended 31/03/2020.

RESOLUTION

The Kerala Real Estate Regulatory Authority in its fourteenth meeting held on 3/8/2021 has resolved to adopt the accounts audited by the Accountant General for the period from October 2019 to March 2020. It is further resolved to include Separate Audit Report and reply thereon in the Annual Report of the Authority for the year ended 31/3/2020.



Chairman .



Member.

11. Photos of various function



Hon: Chief Minister Pinarayi Vijayan Inaugurating the launching function of the K-RERA



Chairman Addressing the meeting



Hon: Chief Minister Sri. Pinarayi Vijayan Unveiling K-RERA Logo



Audience



Vote of Thanks by Smt: Preetha P Menon (Member)



K-RERA Staff

**KERALA REAL ESTATE REGULATORY AUTHORITY
SWARAJ BHAVAN, 5TH FLOOR, NANTHANCODE, KOWDIAR P.O, THIRUVANANTHAPURAM**

FORM O

[See rule 38(1)]

**ANNUAL STATEMENT OF ACCOUNTS
RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED IN 31ST MARCH 2020**

(In Rupees)

A/c Code	Receipts	Current Year as on 31st March 2020 (3)	Previous Year as on 31st March 2019 (4)	A/c Code	Payments	Current Year as on 31st March 2020 (7)	Previous Year as on 31st March 2019 (8)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	To Balance Brought down :			13	By Chairperson and Members :		
1.1	To Bank	-	-	13.1	By Pay and Allowances	-	-
1.2	To Cash in hand	-	-	13.2	By Other Benefits	-	-
2	To Fee, Charges and Fine :			13.3	By Travelling Expenses	-	-
2.1	To Fees (Refer Note. 2)	5,91,52,650.14		13.3.1	By Overseas	-	-
2.2	To Charges	-	-	13.3.2	By Domestic	-	-
2.3	To Fines	-	-	14	By Officers :		
2.4	To Fee - RI Act	4.00		14.1	By Pay and Allowances	7,77,497.00	-
3	To Grants :			14.2	By Retirement Benefits	-	-
3.1	To Accounts with Government	50,00,000.00		14.3	By Other Benefits	-	-
3.2	To Others (Specify)			14.4	By Travelling Expenses	1,79,313.00	-
4	To Gifts:			14.4.1	By Overseas	-	-
5	To Seminars and Conferences			14.4.2	By Domestic	-	-
6	To Sales of Publications			15	By Staff :		
7	To Income on Investments and Deposits :			15.1	By Pay and Allowances	1,58,400.00	-
7.1	To Income on Investments	-	-	15.2	By Retirement Benefits	-	-
7.2	To Income on Deposits	-	-	15.3	By Other Benefits	-	-
8	To Loans :			15.4	By Travelling Expenses	2,100.00	-
8.1	To Government			15.4.1	By Overseas	-	-
8.2	To Others (Specify)			15.4.2	By Domestic	-	-
9	To Sale of Assets			16	By Hire of Conveyance	4,51,183.00	-
10	To Sale of Investments			17	By Wages	-	-
11	To Recoveries from Pay Bills			18	By Overtime	-	-
				19	By Honarium	-	-
				20	By Other Office Expenses	1,04,368.00	-

KERALA REAL ESTATE REGULATORY AUTHORITY
SWARAJ BHAVAN, 5TH FLOOR, NANTHANCODE, KOWDIAR P.O, THIRUVANANTHAPURAM

INCOME AND EXPENDITURE ACCOUNT FOR THE 27TH NOVEMBER 2019 TO 31ST MARCH 2020

(In Rupees)

A/c Code	Expenditure	Current Year as on 31st March 2020 (3)	Previous Year as on 31st March 2019 (4)	A/c Code	Income	Current Year as on 31st March 2020 (7)	Previous Year as on 31st March 2019 (8)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
37	To Chairperson and Members :			61	By Fee, Charges and Fine :		
37.1	To Pay and Allowances	-	-	61.1	By Fee (Refer Note. 2)	5,91,52,650.14	-
37.2	To Other Benefits	-	-	61.2	By Charges	-	-
37.3	To Travelling Expenses	-	-	61.3	By Fines	-	-
37.3.1	To Overseas	-	-	61.4	By Fee - RI Act	4.00	-
37.3.2	To Domestic	-	-	62	By Grants :		
38	To Officers :			62.1	By Account with Government	50,00,000.00	-
38.1	To Pay and Allowances	7,77,497.00	-	62.2	By Others (specify)	-	-
38.2	To Retirement Benefits	-	-	63	By Gifts	-	-
38.3	To Other Benefits	-	-	64	By Seminars and Conferences	-	-
38.4	To Travelling Expenses	1,79,313.00	-	65	By Sale of Publications	-	-
38.4.1	To Overseas	-	-	66	By Income on Investments and Deposits :		
38.4.2	To Domestic	-	-	66.1	By Income on Investments	-	-
39	To Staff :			66.2	By Income on Deposits	-	-
39.1	To Pay and Allowances	1,58,400.00	-	66.3	By Interest on Loan and Advances	-	-
39.2	To Retirement Benefits	-	-	67	By Miscellaneous Income :		
39.3	To Other Benefits	-	-	67.1	By Gain on Sales of Assets	-	-
39.4	To Travelling Expenses	2,100.00	-	67.2	By Excess on expenditure over income	-	-
39.4.1	To Overseas	-	-	67.3	(Transferred to Capital Fund Account)	-	-
39.4.2	To Domestic	-	-				
40	To Hire of Conveyance	4,51,183.00	-				
41	To Wages	-	-				
42	To Overtime	-	-				
43	To Honarium	-	-				
44	To Other Office Expenses	1,04,368.00	-				
45	To expenditure on Research	-	-				
46	To Consultation expenses	2,80,000.00	-				
47	To Seminars and Expenses	-	-				
48	To Publications of Real Estate Regulatory Authority	26,880.00	-				
49	To Rent and Taxes	-	-				
50	To Interest on Loans	-	-				
51	To Promotional Expenses (Refer Note. 3)	17,69,998.00	-				
52	To Membership fee	-	-				

53	To Subscription	1,00,000.00				
54	To Others :					
54.1	To Leave Salary and Pension	-	-			
54.2	Contribution	-	-			
54.3	To Audit Fee	-	-			
54.4	To Misc. (Refer Note. 4)	16,409.57	-			
55	To Depreciation (Refer Note. 5)	34,514.10				
56	To Loss on sale of assets	-	-			
57	To Bad Debts written off	-	-			
58	To Provision for bad & doubtful debts	-	-			
59	To Excess of income over Expenditure	6,02,51,991.47	-			
	Total	6,41,52,654.14	-	-	Total	6,41,52,654.14
						-

Member(s) (Signature)

Chairperson (Signature)

**KERALA REAL ESTATE REGULATORY AUTHORITY
SWARAJ BHAVAN, 5TH FLOOR, NANTHANCODE, KOWDIAR P.O, THIRUVANANTHAPURAM**

BALANCE SHEET AS ON 31ST MARCH 2020

(In Rupees)

A/c Code	Receipts	Current Year as on 31st March 2020	Previous Year as on 31st March 2019	A/c Code	Payments	Current Year as on 31st March 2020	Previous Year as on 31st March 2019
68	Funds :			72	Fixed Assets :		
68.1	Capital Fund			72.1	Gross Block at Cost	4,38,632.00	-
68.2	Add Excess of Income over Expenditure/less excess of Expenditure over Income	6,02,51,991.47	-	72.2	Less Cumulative depreciation (Refer Note 5)	34,514.10	-
68.3	Other Funds (Specify)			72.3	Net Block	4,04,117.90	-
69	Reserves			73	Capital Work-in-progress		-
70	Loans :			74	Investments & Deposits :		
70.1	Government			74.1	Investment		-
70.2	Others			74.2	Deposits		-
71	Current Liabilities and provisions			75	Loans and Advances :		-
				75.1	Account with Government		-
				76	Slundry Debtors		-
				77	Cash and Bank Balances	5,93,47,873.57	-
				78	Other Current Assets	5,00,000.00	-
	Total	6,02,51,991.47	-		Total	6,02,51,991.47	-

Accounting Policies and Notes :

Member(s) (Signature)

Chairperson (Signature)

KERALA REAL ESTATE REGULATORY AUTHORITY
SWARAJ BHAVAN, 5TH FLOOR, NANTHANCODE, KOWDIAR P.O, THIRUVANANTHAPURAM

Note 2

To Fees

Particulars	As at March 31, 2020
Fee for Registration of Projects and Agents	
Fee - Ongoing Projects	5,52,86,644.14
Fee - Plot Registration	3,02,651.00
Fee - New Projects	13,66,855.00
Fee - Agents Registration	20,00,000.00
Fee for filing complaints before Authority and Adjudicating Officer	
Fee - Complaint	1,42,000.00
Fee - Compensation	54,500.00
Total	5,91,52,650.14

Note 3

To Promotional Expenses

Particulars	As at March 31, 2020
Promotional Expenses	15,94,123.00
Advertisement	1,75,875.00
Total	17,69,998.00

Note 4

To Misc.

Particulars	As at March 31, 2020
Miscellaneous Expenses	15,847.00
Bank Charges	562.57
Total	16,409.57

KERALA REAL ESTATE REGULATORY AUTHORITY
 SWARAJ BHAVAN, 5TH FLOOR, NANTHANCODE, KOWDIAR P.O, THIRUVANANTHAPURAM

Note 5
Fixed Asset

Sl No.	Particulars	Value as on 01.04.2019		Additions during the Year		Deletions	Total	Rate	Depreciation for the Year	Value as on 31.03.2020
		In	Rs	More than 180 Days	less than 180 Days					
1	Furniture	-	2,60,332.00	-	2,60,332.00	-	2,60,332.00	10%	13,016.60	2,47,315.40
2	Computer	-	65,000.00	-	65,000.00	-	65,000.00	40%	13,000.00	52,000.00
3	Air Conditioner	-	1,13,300.00	-	1,13,300.00	-	1,13,300.00	15%	8,497.50	1,04,802.50
	Total	-	4,38,632.00	-	4,38,632.00	-	4,38,632.00		34,514.10	4,04,117.90

FORM P

DETAILS OF REAL ESTATE PROJECTS

S/No	Name of Promoter	Address of promoter	Description of project for which registration has been issued	Fee paid	Registration Number	Date of Issue of registration	Date on which registration expires	Date of extension of registration with period of extension	Remarks
1	SKYLINE FOUNDATIONS AND STRUCTURES PVT LIMITED	350/2, NEAR HANSA IOC SERVICE STATION, DHARMARAM COLLEGE, P.O HOSUR ROAD, BANGLORE - 560029, KARNATAKA	Ongoing	547510	K-RERA/PRJ/001/2020	01-01-2020	25-10-2022		
2	ASSET HOMES PRIVATE LIMITED	ASSET HOMES PVT LTD,G-129, 28/34A, PANAMPILLY NAGAR, COCHIN - 682036	Ongoing	308420	K-RERA/PRJ/002/2020	01-01-2020	01-03-2024		
3	NIKUNJAM CONSTRUCTIONS PRIVATE LIMITED	NIKUNJAM CONSTRUCTIONS PRIVATE LIMITED INDRAPRASTHAM, T.C 4/2554(3), PATTOM P.O, PATTOM KOWDIAR ROAD, TRIVANDRUM - 695004	Ongoing	627331	K-RERA/PRJ/003/2020	01-01-2020	01-11-2023		
4	ARTECH REALTORS PRIVATE LIMITED	ARTECH REALTORS PRIVATE LIMITED, ARTECH HOUSE, TC 28/2128, THYCAUD, THIRUVANANTHAPURAM 695014	Ongoing	2375000	K-RERA/PRJ/004/2020	03-02-2020	01-12-2022		
5	M/S FAVOURITE CONSTRUCTIONS PRIVATE LIMITED	T.C.26/2469, STATUE-GENERAL HOSPITAL ROAD, STATUE, TRIVANDRUM-695001	Ongoing	285262	K-RERA/PRJ/005/2020	29-01-2020	29-05-2023		
6	M/S CORDON CONSTRUCTORS & REALTORS PVT LTD.	T.C.5/1230-8, RAMACHANDRIKA TOWER, PIPINMOODU, PEROORKADA P.O, TRIVANDRUM 695 005	Ongoing	560520	K-RERA/PRJ/006/2020	14-02-2020	30-12-2026		
7	M/S DREAMFLOWER HOUSING PROJECTS PVT LTD.	DOOR NO.49/1295E, DREAMFLOWER, PONEKKARA ROAD, EDAPPALLY P.O, PIN: 682 024	Ongoing	142810	K-RERA/PRJ/007/2020	14-02-2020	30-06-2022		

8	M/S FAVOURITE CONSTRUCTIONS PRIVATE LIMITED	T.C.26/2469,STATUE-GENERAL HOSPITAL ROAD, STATUE, TRIVANDRUM-695001	Ongoing	THE CARMEL HEIGHTS BY FAVOURITE HOMES , PONGUMMODU (ON PRASANTH NAGAR ROAD, NEAR ST: ALPHONSO SYRO-MALABAR CATHOLIC CHURCH), THIRUVANANTHAPURAM-695044	281730	K-RERA/PRJ/008/2020	18-02-2020	18-12-2022
9	M/S KAIRALI HOME APARTMENTS AND VILLAS PVT LTD	30/374/3, VANIYAN LANE, PUNKUNNAM, THRISSUR 680002, KERALA	Ongoing	KAIRALI FELIZ APARTMENTS KANNAMKULANGARA, KOORKENCHERY P O, THRISSUR 680007	97236	K-RERA/PRJ/009/2020	18-02-2020	30-09-2022
10	M/S FORUS INITIATIVES	FORUS TOWN HOUSE, SHANTI ROAD, CHEMBUKAVU, THRISSUR 680020	Ongoing	FORUS AZALEA , SANANA MISSION ROAD, THRISSUR 680020	89101	K-RERA/PRJ/010/2020	18-02-2020	01-05-2022
11	M/S ASSET HOMES PVT LTD, REPRESENTED BY ITS MANAGING DIRECTOR, V SUNIL KUMAR	ASSET HOMES PVT LTD,G-129,28/34A, PANAMPILLY NAGAR,COCHIN - 682036	Ongoing	ASSET MOON GRACE,RAVIPURAM, PERUMANOOR, ERNAKULAM, KERALA 682016	293226	K-RERA/PRJ/011/2020	18-02-2020	31-05-2024
12	M/S ASSET HOMES PVT LTD, REPRESENTED BY ITS MANAGING DIRECTOR, V SUNIL KUMAR	ASSET HOMES PVT LTD,G-129,28/34A, PANAMPILLY NAGAR,COCHIN - 682036	Ongoing	ASSET PKS HERITANCE,ASSET HOMES PVT LTD,G-129, 28/34A, PANAMPILLY NAGAR,COCHIN - 682036	1071066	K-RERA/PRJ/012/2020	18-02-2020	31-05-2024
13	KALYAN DEVELOPERS	KALYAN DEVELOPERS,NEAR CANARA BANK, SREE KRISHNA BUILDING, WEST PALACE ROAD, THRISSUR 680022	Ongoing	KALYAN MERIDIAN, CIVIL LINES RD, AYYANTHOLE, THRISSUR, KERALA 680003	222542	K-RERA/PRJ/013/2020	19-02-2020	30-06-2023
14	DREAMFLOWER HOUSING PROJECTS PVT LTD.	DOOR NO.49/1295E, DREAMFLOWER, PONEKKARA ROAD, EDAPPALLY P O, PIN: 682 024, ERNAKULAM	Ongoing	DREAM FLOWER BELCANTO, DREAM FLOWER BELCANTO, KOLLATHERY ROAD, PETTA, POONITHURA P O, PIN: 682038, ERNAKULAM	58051	K-RERA/PRJ/014/2020	20-02-2020	30-09-2021
15	ARTECH REALTORS PRIVATE LIMITED	ARTECH REALTORS PRIVATE LIMITED, ARTECH HOUSE,TC 28/2128, THYCAUD, THIRUVANANTHAPURAM 695014	Ongoing	ARTECH DIAMOND ENCLAVE, VELLAYAMBALAM, THIRUVANANTHAPURAM	303882	K-RERA/PRJ/015/2020	22-02-2020	31-12-2022
16	M/S CONFIDENT PROJECTS RESIDENTIAL	NO.574, PARK HOUSE, 80 FEET ROAD, 8TH BLOCK, OPP LAKSHMI DEVI PARK, KORAMANGALA, BANGALORE 560 095	Ongoing	CONFIDENT LOTUS, ELTHURUTHU, ARANATTUKARA CHETTUPUZHA ROAD, ELTHURUTHU P.O, THRISSUR- 680611	496677	K-RERA/PRJ/016/2020	24-02-2020	25-01-2022
17	MANSIONS	T.C16/136,KUMARAMANGALAM,EASWAR AVILASOM ROAD, VAZHUTHACAUD,THIRUVANANTHAPURA M-695014	Ongoing	MANSIONS PALM HILLS: KING PALMS, MANSIONS PALM HILLS APARTMENTS, HARITHANAGAR; OONNAMPARA, KUDAPPANAKUNNU,PEROORKADA,THIRUVANANTHAPURAM -695005	84703	K-RERA/PRJ/017/2020	25-02-2020	30-03-2022
18	M/S CONFIDENT PROJECTS RESIDENTIAL	NO.574, PARK HOUSE, 80 FEET ROAD, 8TH OPP.LAKSHMI DEVI PARK, KORAMANGALA, BANGALORE 560 095	Ongoing	CONFIDENT CROWN, KAVOTTUJUKKU JN, KAZHAKUTTOM, TRIVANDRUM PIN: 695582	395616	K-RERA/PRJ/018/2020	25-02-2020	10-09-2023

19	M/S FAVOURITE CONSTRUCTIONS PRIVATE LIMITED	T.C.26/2469,STATUE-GENERAL HOSPITAL ROAD, STATUE, TRIVANDRUM-695001	Ongoing	LE ROYALE BY FAVOURITE HOMES, THAMPURANMUKKU,BEHIND KERALA UNIVERSITY SENATE HALL, PALAYAM, THIRUVANANTHAPURAM-695035	350850	K-RERA/PRJ/019/2020	25-02-2020	31-05-2021	
20	M/S FAVOURITE CONSTRUCTIONS PRIVATE LIMITED	T.C.26/2469,STATUE-GENERAL HOSPITAL ROAD, STATUE, TRIVANDRUM-695001	Ongoing	THE GRAND AVENUE BY FAVOURITE HOMES, ANAYARA, NEAR WORLD MARKET, THIRUVANANTHAPURAM-695029	317620	K-RERA/PRJ/020/2020	25-02-2020	31-03-2022	
21	M/S FAVOURITE CONSTRUCTIONS PRIVATE LIMITED	T.C.26/2469,STATUE-GENERAL HOSPITAL ROAD, STATUE, TRIVANDRUM-695001	Ongoing	THE VINTAGE BY FAVOURITE HOMES, KESAVADASAPURAM-JULLOOR ROAD,NEAR RBI COLONY, THIRUVANANTHAPURAM-695 011	231100	K-RERA/PRJ/021/2020	25-02-2020	31-07-2021	
22	M/S DREAMFLOWER HOUSING PROJECTS PVT LTD.	DOOR NO.49/1295E, DREAMFLOWER, PONEKKARA ROAD, EDAPPALLY P O, PIN: 682 024	Ongoing	DREAM FLOWER KALOPSIYA, PONOTH ROAD,KALOOR,ELAMAKKARA P.O, ERNAKULAM	39969	K-RERA/PRJ/022/2020	25-02-2020	30-03-2021	
23	ARTECH REALTORS PRIVATE LIMITED	ARTECH REALTORS PRIVATE LIMITED, ARTECH HOUSE,TC 28/2128, THYCAUD, THIRUVANANTHAPURAM 695014	Ongoing	ARTECH FLORA, POOIAPURA JN,THIRUVANANTHAPURAM 695012	247252	K-RERA/PRJ/023/2020	26-02-2020	30-09-2022	
24	M/S DREAMFLOWER HOUSING PROJECTS PVT LTD.	DOOR NO.49/1295E, DREAMFLOWER, PONEKKARA ROAD, EDAPPALLY P O, PIN: 682 024	Ongoing	DREAM FLOWER SANTA MARIA, KALLUMPARAMBU LANE,CIVIL LANE ROAD,PADIVATTOM,EDAPPALLY P.O, PIN:682024, ERNAKULAM DIST	82692	K-RERA/PRJ/024/2020	26-02-2020	30-08-2021	
25	M/S CONFIDENT PROJECTS RESIDENTIAL	NO.574, PARK HOUSE, 80 FEET ROAD, 8TH OPP LAKSHMI DEVI PARK KORAMANGALA, BANGALORE 560 095	Ongoing	CONFIDENT IRIS, NAVODAYA JUNCTION THENGODE P.O, KAKKANAD 682030	355573	K-RERA/PRJ/025/2020	26-02-2020	01-09-2021	
26	KALYAN DEVELOPERS	KALYAN DEVELOPERS, NEAR CANARA BANK, SREE KRISHNA BUILDING, WEST PALACE ROAD, THRISSUR 680022	Ongoing	KALYAN UPTOWN, PONNUVEETIL LN, THIRUVAMBADI, PATTURAIKKAL,THRISSUR,KERALA 680022	222186	K-RERA/PRJ/026/2020	26-02-2020	30-04-2024	
27	CALICUT LANDMARK BUILDERS & DEVELOPERS (INDIA) PRIVATE LIMITED	CALICUT LANDMARK BUILDERS & DEVELOPERS (INDIA) PVT. LTD, LANDMARK WORLD, N.H -17 BYPASS, KOZHIKODE - 673014	Ongoing	LANDMARK MAPLE, KUNNATHUPALAM, G.A COLLEGE P.O, KOZHIKODE - 673014	410197.9	K-RERA/PRJ/027/2020	27-02-2020	31-05-2021	
28	GOOD EARTH INDIA INFRA PRIVATE LIMITED	DOOR NO 7/33 (1) A,MAVELIUPURAM ZONE 2, KAKKANAD, KOCHI, ERNAKULAM DISTRICT, KERALA- PIN: 682030	Ongoing	GOOD EARTH MODERN TIMES, TVS ROAD, (OLD NH), SOUTH KALAMASSERY, ERNAKULAM DISTRICT, KERALA - PIN-683104	456428	K-RERA/PRJ/028/2020	28-02-2020	31-03-2023	
29	ASSET HOMES PVT LTD REPRESENTED BY ITS MANAGING DIRECTOR V. SUNIL KUMAR	ASSET HOMES PVT LTD,G-129, 28/34A, PANAMPILLY NAGAR,COCHIN - 682036	Ongoing	ASSET RAINTREE,PUZHATHI,KANNUR, KERALA,PIN:670005	301932	K-RERA/PRJ/029/2020	29-02-2020	30-09-2022	

30	ASSET HOMES PVT LTD REPRESENTED BY ITS MANAGING DIRECTOR V. SUNIL KUMAR	ASSET HOMES PVT LTD G-129, 28/34A, PANAMPILLY NAGAR, COCHIN - 682036	Ongoing	ASSET PRECIOUS,NELLIKUNNU, THRISSUR PIN:680005	373539	K-RERA/PRJ/030/2020	29-02-2020	28-02-2022
31	VEEGALAND DEVELOPERS PRIVATE LIMITED	VEEGALAND DEVELOPERS PRIVATE LIMITED, REGD.OFFICE-XIII/300 E-26, (XXXV/564) 4TH FLOOR, K C F TOWER (K CHITTIAPPILLY TOWER) BHARATA MATHA COLLEGE ROAD, KAKKANADU, THRIKKAKARA P.O., ERNAKULAM - 682021	Ongoing	VEEGALAND KINGS FORT, MATHOOR JUNCTION, EROOR SOUTH, ERNAKULAM - 682306	483923	K-RERA/PRJ/031/2020	03-03-2020	30-04-2021
32	SANROYAL BUILDERS & CONTRACTORS PVT LTD	ROHINI BHAVAN, 5/417, INDIRANAGR, PEROORKADA PO, THIRUVANANTHAPURAM - 695005	Ongoing	SANROYAL ADONIAASWATHY PARK, KALPANA ROAD, MENAMKULAM, KAZHAKUTTAM, THIRUVANANTHAPURAM - 695582	201536	K-RERA/PRJ/032/2020	04-03-2020	24-07-2023
33	M/S FAVOURITE CONSTRUCTIONS PRIVATE LIMITED.	T.C.26/2469 (NEW 82/2336-2) STATUE- GENERAL HOSPITAL ROAD, STATUE, TRIVANDRUM-695001.	Ongoing	THE SPRING WOODS BY FAVOURITE VALUE PLUSKAZHAKOOTAM , THIRUVANANTHAPURAM-695 582.	270530	K-RERA/PRJ/033/2020	04-03-2020	29-05-2023
34	E.A PRAVEEN KUMAR	ARAVINDAM, 45/1484, NKS ROAD, PACHALAM, ERNAKULAM, KERALA, 682012	Ongoing	POOJA SUDHINDRAM, POWER HOUSE EXTENSION ROAD, ERNAKULAM PIN:682018	61000	K-RERA/PRJ/034/2020	05-03-2020	29-12-2023
35	M/S CONFIDENT PROJECTS RESIDENTIAL	NO.574, PARK HOUSE, 80 FEET ROAD, 8TH BLOCK, OPP.LAKSHMI DEVI PARK, KORAMANGALA, BANGALORE 560 095	Ongoing	CONFIDENT WILLOW,17/285, KARAD ROAD, FAROOK COLLEGE PO, MALAPPURAM 673632	233159	K-RERA/PRJ/035/2020	05-03-2020	15-11-2020
36	CALICUT LANDMARK BUILDERS & DEVELOPERS (INDIA) PRIVATE LIMITED	CALICUT LANDMARK BUILDERS & DEVELOPERS (INDIA) PVT LTD, LANDMARK WORLD, N.H-17 BYPASS, KOZHIIKODE, 673014	Ongoing	LANDMARK MAPLE COMMERCIAL, KUNNATHUPALAM, G.A COLLEGE P.O, KOZHIIKODE - 673014	410197.9	K-RERA/PRJ/036/2020	11-05-2020	31-05-2021
37	CRESCENT BUILDERS	61/1200 S, 1ST FLOOR, RBG ARCADE, OPP.GANDHI PARK, CHEROOTHY ROAD, CALICUT- 673032	Ongoing	TRITON CRESCENT, OFF.POTTAMMAL JUNCTION, KUTHIRAVATTOM- POST, CALICUT - 673016	400336	K-RERA/PRJ/037/2020	10-03-2020	31-05-2023
38	VEEGALAND DEVELOPERS PVT LTD	VEEGALAND DEVELOPERS PRIVATE LIMITED, REGD.OFFICE - XIII/300 E-26, (XXXV/564) 4TH FLOOR, KCF TOWER (K CHITTIAPPILLY TOWER), BHARATA MATHA COLLEGE ROAD, KAKKANADU, THRIKKAKARA P O, ERNAKULAM - 682021	Ongoing	VEEGALAND ZINNIA, PADAMUGAL - PALACHUVADU ROAD, PADAMUGAL KAKKANAD, ERNAKULAM, PINCODE - 682030	167794	K-RERA/PRJ/038/2020	10-03-2020	30-09-2029
39	VEEGALAND DEVELOPERS PVT LTD	VEEGALAND DEVELOPERS PRIVATE LIMITED, REGD.OFFICE - XIII/300 E-26, (XXXV/564) 4TH FLOOR, KCF TOWER (K CHITTIAPPILLY TOWER), BHARATA MATHA COLLEGE ROAD, KAKKANADU, THRIKKAKARA P O, ERNAKULAM - 682021	Ongoing	VEEGALAND EXOTICA, SUBHASH NAGAR ROAD, PONEKKARA, EDAPPALLY, KOCHI, KERALA 682024	415924	K-RERA/PRJ/039/2020	10-03-2020	31-12-2021

40	VEEGALAND DEVELOPERS PVT LTD	VEEGALAND DEVELOPERS PRIVATE LIMITED, REGD.OFFICE - XIII/300 E-26, (XXXV/564) 4TH FLOOR, KCF TOWER (K CHITTILAPPILLY TOWER), BHARATA MATHA COLLEGE ROAD, KAKKANADU, THRIKKAKARA P O, ERNAKULAM - 682021	Ongoing	VEEGALAND THEIUS, NEAR THENJITHUKAVU TEMPLE, MADONA NAGAR, AYYANTHOLE, THRISSUR, KERALA 680003	433231	K-RERA/PRJ/040/2020	10-03-2020	31-03-2023
41	ASSET HOMES PVT LTD REPRESENTED BY ITS MANAGING DIRECTOR V. SUNIL KUMAR	ASSET HOMES PVT LTD, G-129, 28/34A, PANAMPILLY NAGAR, COCHIN - 682036	Ongoing	ASSET SUNNY DAYS, CIVIL STATION ROAD, NEAR INDIAN OIL PETROL PUMP, PEROORKADA, TRIVANDRUM - 695005	238527	K-RERA/PRJ/041/2020	10-03-2020	30-01-2023
42	ASSET HOMES PVT LTD REPRESENTED BY ITS MANAGING DIRECTOR V. SUNIL KUMAR	ASSET HOMES PVT LTD, G-129, 28/34A, PANAMPILLY NAGAR, COCHIN - 682036	Ongoing	ASSET LIME LIGHT, POYSHA ROAD, EDAPALLY - 682024	272288	K-RERA/PRJ/042/2020	10-03-2020	31-10-2022
43	ANTA BUILDERS & DEVELOPERS PVT LTD.	VANDANATHIL, MANGATTOOR, KOLENCHERY, ERNAKULAM, KERALA - 682311	Ongoing	ANTA - KINGS PLACE, NEAR-ALLIANCE JUNCTION, OPP.KRISHNA PALACE, SANSKRIT ROAD, TRIPUNITHURA, ERNAKULAM PIN: 682301	240567	K-RERA/PRJ/043/2020	10-03-2020	31-05-2022
44	DHARMIC LIVING PRIVATE LIMITED	NO 62, 5TH FLOOR, TIME SQUARE, ATT COLONY, BALASUNDARAM ROAD, COIMBATORE-641018, TAMILNADU	Ongoing	VICTORIA REALTORS CHAITHRAM RE SURVEY NO: 475/65,475/66,475/67,475/68,475/69, 475/70,475/71 BLOCK NO:12, PANNIYAMPADAM, MUNDOOR 1 VILLAGE, MUNDOOR PANCHAYAT, PALAKKAD TALUK, PALAKKAD DISTRICT	14170	K-RERA/PRJ/044/2020	10-03-2020	30-06-2021
45	SREEROSH DEVELOPERS PVT LTD	11/532 A, 2ND FLOOR, P.K.COMMERCIAL COMPLEX, CHEROOTHY ROAD, KOZHIKODE 673032	Ongoing	SREEROSH SEA BREEZE, RS NO.44/3, TEMPLE GATE, THALASSERY, KANNUR - 670102	284480	K-RERA/PRJ/045/2020	11-05-2020	31-07-2022
46	ABAD BUILDERS PVT LTD	8TH FLOOR, NUCLEUS MALL & OFFICE, N.H.85 KUNDANNOOR, PETTA ROAD, POONITHURA, MARADU, KOCHI, KERALA 682304	Ongoing	ABAD REFLECTIONS, KP VALLOM RD, SHASTRI NAGAR, KADAVANTHARA, KOCHI, KERALA - 682020	183939.25	K-RERA/PRJ/046/2020	12-03-2020	01-04-2021
47	THRISSUR BUILDERS PVT LTD	25/1160, MACHINGAL LANE, THRISSUR - 680001	Ongoing	TBPL LOIRE, NEAR HDFC BANK, BYPASS JUNCTION, OLLUKKARA, MANNUTHY P O, THRISSUR	232590	K-RERA/PRJ/047/2020	16-03-2020	31-12-2024
48	THRISSUR BUILDERS PVT LTD	25/1160, MACHINGAL LANE, THRISSUR - 680001	Ongoing	BPL RIO GRANDE OPP.GST OFFICE, POOTHOLE, THRISSUR - 680004	184635	K-RERA/PRJ/048/2020	16-03-2020	31-12-2023
49	IM/S CONFIDENT PROJECTS RESIDENTIAL	NO.574, PARK HOUSE, 80 FEET ROAD, 8TH BLOCK, OPP.LAKSHMI DEVI PARK, KORAMANGALA, BANGALORE 560 095	Ongoing	CONFIDENT CYGNUS, MUTTAMBALAM, KOTTAYAM - 686004	275991	K-RERA/PRJ/049/2020	16-03-2020	01-12-2021

50	ARTECH REALTORS PRIVATE LIMITED ARTECH HOUSE, TC 28/2128, THYCAUD, THIRUVANANTHAPURAM 695014	ARTECH REALTORS PRIVATE LIMITED, ARTECH HOUSE, TC 28/2128, THYCAUD, THIRUVANANTHAPURAM 695014	Ongoing	ARTECH VGP SKY VILLAGE, ULIYAKOVIL ROAD, KOLLAM	492253	K-RERA/PRJ/050/2020	16-03-2020	31-12-2021	
51	M. SATHYADAS MANAGING PARTNER SA HOMES	MADHAVA BUILDING, KOPPAM, PALAKKAD	Ongoing	SA SQUARE, RAMANATHAPURAM, PALAKKAD	194170	K-RERA/PRJ/051/2020	17-03-2020	31-03-2022	
52	M/S CORDON CONSTRUCTORS & REALTORS PVT LTD.	T.C 5/1230-8, RAMACHANDRIKA TOWER, PIPIMOODU, PEROORKADA P O, TRIVANDRUM 695005	Ongoing	CORDON VISTA, KUTHIRALAYAM ROAD, NEAR DPI, THYCADU P O, THIRUVANANTHAPURAM 695014	83519	K-RERA/PRJ/052/2020	17-03-2020	30-12-2020	
53	FINSYZ VACATION HOMES LLP	SAHYOG APARTMENTS, MAYUR VIHAR PHASE 1, NEW DELHI- 110091	New	FINSYZ VACATION HOMES WARD NO:3, SURVEY NO:S-304/11A, RESURVEY NO: R-375/3/7, VILLAGE: NEDUMBASSERY, NEAREST BUILDING NO:13/476, TALUK:ALUVA, DISTRICT : ERNAKULAM	89454	K-RERA/PRJ/053/2020	17-03-2020	01-12-2021	
54	CHOTHYS BUILDING PROMOTERS PVT LTD	9/176, CHOTHYS BHAVAN, KOTTAMAM, DHANUVACHAPURAM P.O PIN: 695503	Ongoing	ARYA, OPPOSITE RAILWAY DIVISIONAL OFFICE, THYCAD P O, THIRUVANANTHAPURAM - 695014	116968.75	K-RERA/PRJ/054/2020	17-03-2020	30-09-2021	
55	KALYAN DEVELOPERS	KALYAN DEVELOPERS, NEAR CANARA BANK, SREE KRISHNA BUILDING, WEST PALACE ROAD, THRISSUR 680022	Ongoing	KALYAN GATEWAY, NEAR LULU MALL, NH BYPASS, TRIVANDRUM	487289	K-RERA/PRJ/055/2020	17-03-2020	31-03-2024	
56	ARTECH REALTORS PRIVATE LIMITED	ARTECH REALTORS PRIVATE LIMITED, ARTECH HOUSE, TC 28/2128, THYCAUD, THIRUVANANTHAPURAM 695014	Ongoing	ARTECH KAAZHCHA, THIRUVALLA, PATHANAMTHITTA	480103	K-RERA/PRJ/056/2020	19-03-2020	31-12-2022	

DETAILS OF REAL ESTATE AGENT

Serial number	Name of Real Estate Agent	Address of Real Estate Agent	Registration Fee paid	Date of issue of registration certificate	Date on which registration certificate Expires	Date and period of renewal of registration certificate	Remarks
1	JOHNSON JAMES	JAYABHAVAN, VALIYATHOPE, VALLAKADAVU P.O. TRIVANDRUM- 695008	25000	01-01-2020	31-12-2024		
2	JOY PATHADAN	PATHADAN, ANNAMANADA P.O, KALLUR, THEKKUMURI, THRISSUR, KERALA PIN 680741	25000	01-01-2020	31-12-2024		
3	ADHIL M. H.	FLAT NO. 7B, COTTON HILL HEIGHTS, VAZHUTHACAUD, TRIVANDRUM KERALA PIN 695010	25000	01-01-2020	31-12-2024		
4	BIG DEALS	5/3412/ T7, 3RD FLOOR, EMERALD CITY PARK, MAVOOR ROAD, PUTHIYARA POST, KOZHIKODE- 673004, KERALA	250000	01-01-2020	31-12-2024		
5	SHAJIU V K	VADAKKAN HOUSE, AYYANPUZHA P O, POTTA, 683581	25000	16-01-2020	15-01-2025		
6	ANTHONESE T P	THACHIL, KARAYAMPARAMBU, ADAM P S, KARUKUTTY VILLAGE, KARUKUTTY, ERNAKULAM, 683576	25000	16-01-2020	15-01-2025		
7	P ABDUL MAJEED	PANTHAKKIL HOUSE, ATHANIKKAL, WEST HILL S O, KOZHIKODE, 673005	25000	16-01-2020	15-01-2025		
8	SIBY GEORGE	M2, 1573, JAWAHAR EMERALD, 131 JAWAHAR NAGAR, KADAVANTHRA, ERNAKULAM, 682020	25000	17-01-2020	16-01-2025		

9	S. ANIL KUMAR	AN 224, DEVISHILPAM, ADARSH NAGAR, THEKKUMMOODU, PATOM P O, TRIVANDRUM, 695004	25000	17-01-2020	16-01-2025	
10	FAZIL A S	DREAMFLOWER, PONEKKARA ROAD, EDAPPALLY P O, 682024	25000	17-01-2020	16-01-2025	
11	JAISON ALEXANDER	SALEM BUNGLOW, KOTTAPURAM, KOTTARAKKARA, PULAMON, KOLLAM, 691531	25000	17-01-2020	16-01-2025	
12	HARISH K THAMPY	SREEPADHAM(H), PALLAM P O, KOTTAYAM, 686013	25000	20-01-2020	19-01-2025	
13	MUHAMMED ILLIAS	REALTORS,6/858-M,2ND FLOOR,SUITE NO:458, JUDJEMUKKU,KAKKAND,COCHIN,ERNAKULAM 682021	25000	23-01-2020	22-01-2025	
14	GEORGE M P	MATHIRAPPILLY HOUSE, PAZHOOKARA, ANNALLUR P O, THRISSUR, 680731	25000	22-01-2020	21-01-2025	
15	GEORGE P P	PUTHIYAMADOM, KUTTIYAMCHAL, KUTTAMPUZHA, CHELAD JUNCTION, ERNAKULAM, 686681	25000	22-01-2020	21-01-2025	
16	JAISON P XAVIER	11/197, PULICKAL HOUSE, SOUTH THAMARAPARAMBU, KOCHI, ERNAKULAM, 682001	25000	22-01-2020	21-01-2025	
17	MADHU U K	PARAVATH GARDENS, MARX ESTATE, BOAT JETTY ROAD, VADUTHALA, ERNAKULAM, 682003	25000	22-01-2020	21-01-2025	
18	AJEESH KUMAR	ROHINI, SH MOUNT P O, NATTASSERY, KOTTAYAM, 686006	25000	22-01-2020	21-01-2025	
19	JAYAN S	THUNDIL VEEDU,ARATTUMUKKU,VEILOOR,MURU KUMPUZHAA,THIRUVANATHAPURAM 695302	25000	22-01-2020	21-01-2025	

20	SIVADASS S	PALAKKAD PROPERTIES, OPPOSITE PRIYADARSHINI THEATRE 2ND GATE, PALAKKAD 678001	25000	28-01-2020	27-01-2025	
21	BENOY P PAUL	PALLICKAL, KUMARAPURAM PO, KUNNATHUNAD, KUMARAPURAM, ER NAKULAM 683565	25000	29-01-2020	28-01-2025	
22	SREEJIS S	FLAT NO:104N, DD GOLDEN GATE, MLA ROAD, PALACHUVAD, KAKKAND, ERNAKU LAM 682030	25000	29-01-2020	28-01-2025	
23	SOBAN JACOB	KOORKAKALAYIL, ERUMELY PO, ERUMELI SOUTH, KANJIRAPPALLY, KOTTAYAM 686509	25000	29-01-2020	28-01-2025	
24	JOJAN JOSEPH	THOTTIAN HOUSE, ALOOR P O, KALLETUMKARA, THRISSUR 680683	25000	07-02-2020	06-02-2025	
25	CONFEDERATION OF REAL ESTATE DEVELOPERS' ASSOCIATIONS OF INDIA. (CREDAI)	CREDAI NATIONAL, PHD HOUSE 5TH FLOOR, 4/2 SIRI INSTITUTIONAL AREA, AUGUST KRANTI MARG, NEW DELHI 110016	250000	07-02-2020	06-02-2025	
26	MOR REALTORS	T.C 36/126, KERA-100, MILAD BHAVAN, EANCHAKKAL, VALLAKKADAVU P O, TRIVANDRUM - 695008	250000	11-02-2020	10-02-2025	
27	SANJUDAS N S	TC 5/417, ROHINI BHAVAN, INDIRA NAGAR, PEROORKADA P O, THIRUVANANTHAPURAM 695005	25000	13-02-2020	12-02-2025	
28	HEATHER HOMES PRIVATE LIMITED	HEATHER HOMES PRIVATE LIMITED, TC 12/762, NEAR GOVT LAW COLLEGE, BARTON HILL, THIRUVANANTHAPURAM 695035	250000	14-02-2020	13-02-2025	

29	K T MATHIEW	KALLUMPURATH HOUSE, VILLA NO.8, RED CARPET HOMES,VADACODE KARA, VADACODE P.O 682021	25000	15-02-2020	14-02-2025	
30	MOHAMED ZAID	TC 35/532, IBRAHIM MANZIL, PD NAGAR, VALLAKADAVU P O, THIRUVANANTHAPURAM 695008	25000	18-02-2020	17-02-2025	
31	PHILIP ALEXANDER	ASSANPARAMBIL (H), MUTTAMBALAM P O, KOTTAYAM PIN: 686004	25000	18-02-2020	17-02-2025	
32	BINU KOSHY	MUNDAPRAL (H),ERAVIPEROOR P.O, THIRUVALLA,PATHANAMTHITTA DISTRICT, KERALA PIN: 689542	25000	28-02-2020	27-02-2025	
33	SANJAY P P	PULIVELIL (H), PERUMPILLY P.O, MULANTHURUTHY (VIA), ERNAKULAM (DIST) PIN: 682314	25000	28-02-2020	27-02-2025	

II

RETURN ON NUMBER OF CASES FILED BEFORE THE REGULATORY AUTHORITY AND THE ADJUDICATING OFFICER FOR SETTLEMENT OF DISPUTES AND ADJUDICATED UPON			
Serial Number	No.cases pending in the last quarter by the regulatory authority	No of cases recived during the quarter by the regulatory authority	No. of cases disposed of by the regulatory authority
1	0	191	10

Serial Number	No.cases pending in the last quarter by the adjudicating officer	No of cases recived during the quarter by the adjudicating officer	No. of cases disposed by the adjudicating officer
1	0	61	0

III

STATEMENT ON THE PERIODICAL SURVEY CONDUCTED BY THE REGULATORY AUTHORITY TO MONITOR THE COMPLIANCE OF THE PROVISIONS OF THE ACT BY THE PROMOTERS, ALLOTEES AND REAL ESTATE AGENTS			
Serial Number	Survey Conducted during the quarter with details	Observation of Authority	Remedial steps taken
1	NIL	NIL	NIL

IV

STATEMENTS ON STEPS TAKEN TO MITIGATE ANY NON-COMPLIANCE OF THE PROVISIONS OF THE RULES AND REGULATIONS MADE AND REGULATIONS MADE THEREUNDER BY THE PROMOTERS,ALLOTTEES AND REAL ESTATE AGENTS			
Serial Number	Subject	Steps taken	Results achieved
1	NIL	NIL	NIL

V

STATEMENTS ON PENALTY IMPOSED BY THE REGULATORY AUTHORITY FOR
CONTRAVENTION OF THE ACT AND DIRECTIONS OF THE REGULATORY AUTHORITY
AND ADJUDICATING OFFICER

Sl No.	Name of the promoter	Detail sof the direction issued	Penalty Imposed	Whether paid
1	Nil	Nil	Nil	Nil

Sl No.	Name of the Allottee	Details of the direction issued	Penalty Imposed	Whether paid
1	Nil	Nil	Nil	Nil

Sl No.	Name of the Agent	Details of the direction issued	Penalty Imposed	Whether paid
1	Nil	Nil	Nil	Nil

