



**KERALA REAL ESTATE REGULATORY AUTHORITY**  
**Trinity Centre, Opposite Chaithanya Eye Hospital,**  
**Kesavadasapuram, Thiruvananthapuram. Pin- 695 004**

[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in) Email- [info.rera@kerala.gov.in](mailto:info.rera@kerala.gov.in)

Phone: 0471 3501012

Present: Dr. Asha Thomas, Chairperson

**No. T1/OL/EX/086/2023**

**Dated 05<sup>th</sup> June, 2025.**

Applicant: M/s G D Foundations  
Plot 64, IX Cross Street Palkalai Nagar,  
Palavakkam, Purasawalkam,  
Chennai, Tamil Nadu- 600041

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Ambadi**' promoted by M/s G D Foundations' as per certificate No. **K-RERA/PRJ/210/2020** dated 19.10.2020 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid up to 31.12.2023
2. Later, the promoter filed application dated 26.12.2023 for extension of registration up to 31.12.2024 in Form No. E remitting required fee of Rs. 48,487.13/- (Rupees Forty-eight thousand four hundred eighty-seven and thirteen paise 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. Accordingly, as directed by the Authority, a hearing was conducted by the Secretary (Technical & Administration) on 30.01.2024. Smt. Vidya J P, Consultant of the promoter firm, attended the hearing. She submitted that due to unforeseen delays caused by the poor health condition of both partners of the promoter firm, they were unable to properly manage the project team for several months, resulting in a delay in project execution. Accordingly, the Authority directed the promoter to submit details of the pending work and the number of allottees in the project. However, the promoter failed to submit the aforementioned documents, which are essential to proceed with the application for extension of project registration.
4. Another hearing was scheduled on 06.12.2024 before the Secretary (Technical & Administration) of the Authority regarding the application for extension of project registration. However, the promoter failed to attend the hearing. Before rejecting the application, the Authority decided to provide the promoter more opportunity to appear and present reasons if any against the proposed rejection. Accordingly, a hearing was scheduled on 14.03.2025, in which also the promoter failed to attend. The Authority then decided to provide a final opportunity to the promoter and a hearing was scheduled on 20.05.2025.
5. Shri. Chandru B Keshu, one of the Partners of the promoter firm, attended the hearing and submitted a letter before the Authority. He informed that the promoter has dropped the project and that there have been no sales of any units. He also requested a waiver of the penalty imposed by the Authority for non-uploading of the Quarterly Progress Reports (QPRs) for the third and

fourth quarters of the financial year 2023–24. The Authority had imposed a penalty of Rs.10,000 each for the non-submission of QPRs, vide Order No. K-RERA/T3/1859/2023 dated 29.04.2024 and Order No. K-RERA/T3/1168/2024 dated 31.05.2024.

6. In the letter submitted, the promoter stated that as there has been no sale of units till date and that the project has been stopped, the matter maybe closed. He also requested to waive the penalty. The Authority also found that the registration of the project expired on **31.12.2023**. Accordingly, the Authority hereby decides to reject the application for extension of the registration of the project and to forfeit the registration renewal fee of Rs. 48,487.13.
7. The Authority further decides to drop action initiated against the promoter for non-uploading of the Quarterly Progress Reports for Q3 and Q4 of the financial year 2023-24 and consequent imposition of penalty. As the project registration of the real estate project “**Ambadi**” (Reg No: **K-RERA/PRJ/210/2020**) has expired its webpage on the Authority’s portal shall be marked as an **expired project** and the promoter to be permanently debarred from accessing the webpage of the project.
8. The Authority also directs that the promoter shall not advertise, market, or initiate the sale of the project without registering the project as mandated under Section 3(1) of the Act, 2016.

Sd/-

Dr. Asha Thomas

Chairperson

True Copy / Forwarded by / Order



Secretary (Technical and Administration)  
Kerala Real Estate Regulatory Authority

