

K-RERA

Kerala Real Estate
Regulatory Authority



2021-22

ANNUAL REPORT

KERALA REAL ESTATE REGULATORY AUTHORITY

Established by the Government of Kerala



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1. Chairman's Message

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With decisive actions and a strong stakeholder focus, we could mount the imminent challenges and continue to deliver value for everyone.



When we look back at the past two years, the COVID-19 pandemic has caused stressful circumstances for all of us. After the three pandemic waves, our economy is finally rebounding with a favorable trend in all macro indicators. This demonstrates that we are moving in the direction of development. Additionally, widespread vaccination campaigns and an increase in economic activity have collectively helped to raise public spirits. Through various policies and budgetary allocations, the State and Central Governments have also contributed to the growth story. These actions have increased openness in the real estate market and tipped the scales in favor of high-caliber, financially stable projects. Moreover, the increased demand for homeownership and changes brought about by the epidemic in the form of remote working have given the real estate industry an additional boost. Several Developers are also providing additional space in their projects that may be utilized as home offices in response to the gradual increase in demand for residences. All these factors augur well for the long-term prospects of the industry and the general market

sentiment.

At Kerala Real Estate Regulatory Authority (K-RERA), the pandemic challenged us to think differently and act swiftly, both from the perspective of regulation and speedy redressal of disputes. With decisive actions and a strong stakeholder focus, we could mount the imminent challenges and continue to deliver value for everyone. However, we still have a long road ahead to ensure better policies for affordable and middle-income housing to look at broader horizons to attract more people to this sector.

I am pleased to share our Annual Report for the Financial Year (FY) 2021-22 with you and take this opportunity to thank my fellow Authority Members, all employees of K-RERA, and other stakeholders for their unwavering support during the challenging period.

P H Kurian IAS (Retd)

**Chairman
Kerala Real Estate
Regulatory Authority (K-RERA)**

2. Executive Summary

The Annual Report for the financial year 2021-22 provides an overview of the functions, activities, and achievements of the Kerala Real Estate Authority (K-RERA) during the said year. During this period, the real estate sector in Kerala witnessed steady growth, driven by increased demand for residential properties and infrastructure development. The positive performance of the sector was also aided by the government's various initiatives. However, challenges such as rising construction costs and the impact of the COVID-19 pandemic on the overall economy affected the pace of growth to some extent.

The Authority achieved registration of 140 real estate projects and 107 real estate agents during this year. 395 complaint cases were resolved during the period. Since the COVID restrictions were not completely withdrawn, efforts to create awareness of the Act's provisions among the stakeholders were made, through different platforms. We are glad that the Kerala Real Estate Regulatory Authority(K-RERA) showed remarkable resilience throughout these tough moments and has emerged mightier, producing a robust performance across all important metrics during the fiscal year.



3. Introduction of the Act, 2016

The contribution of the Real estate sector in India during the financial year 2021-22 was around 7 % of the GDP. It is likely to grow up to 13% by 2025. The sector is the largest employer after agriculture. The real estate sector plays a catalytic role in fulfilling the needs and demand for housing and infrastructure in the country. This sector has been largely unregulated with the absence of an exclusively regulatory mechanism. The sector was governed by multiple laws, enacted both by the Central and State Governments. This sector has grown significantly in recent years, and with the emergence of RERA, regularization in this sector has been made thereby instilling professionalism, standardization, and consumer protection. The sectoral regulators like SEBI, IRDAI, TRAI, and others have always served to deepen the market and strengthen it. The remedy under the Consumer Protection Act, 1986 is only curative and insufficient to satisfy all the complaints of consumers and promoters in the real estate sector. The lack of standardization has been a constraint to the healthy and orderly growth of the industry. Therefore, it was found essential to have an exclusive regulatory mechanism for this sector.

In light of the foregoing, the Parliament passed the Real Estate (Regulation and Development) Act, 2016, to safeguard consumer rights and interests as well as promote uniformity and standardization in business operations and transactions within the real estate industry. The interest of the consumers, developers, and agents in the real estate sector is protected by this Law. The Act also ensures to establishment of an adjudicating mechanism for speedy dispute redressal and greater accountability and transparency in the field.

The Goals and Justifications:

- Ensure accountability towards allottees and protect their interest
- Infuse transparency, ensure fair play, and reduce fraud & delays
- Introduce professionalism and pan-India standardization
- Establish symmetry of information between the promoter and allottee
- Imposing certain responsibilities on both promoter and allottees
- Establish regulatory oversight mechanism to enforce contracts
- Establish fast- track dispute resolution mechanism
- Promote good governance in the sector which in turn would create investor confidence.

4. Kerala Real Estate Regulatory Authority, (K-RERA)

Kerala Real Estate Regulatory Authority (K-RERA) has been constituted as per Notification Number GO(P). No.65/2019/LSGD dated 5/10/2019. Shri. P.H. Kurian IAS (Rtd) was appointed as Chairperson of the Authority vide GO(P)No.66/2019/LSGD dated 5/10/2019. Smt. Preetha. P. Menon and Shri M.P. Mathews were appointed as Members of the Authority vide GO(P)No.66/2019/LSGD dated 5/10/2019 and GO(P)No.50/2021/LSGD dated 21/09/2021 respectively.

On January 1, 2020, the Kerala Real Estate Regulatory Authority (K-RERA) was formally established, with Thiruvananthapuram serving as the headquarters. The Authority appointed Shri. T.U. Mathukutty, former District Judge (Rtd), as the Adjudicating Officer of the Authority.

4.1 Statutory framework of the Authority

1. Real Estate (Regulation & Development) Act, 2016
2. Kerala Real Estate (Regulation and Development) Rules, 2018
3. Kerala Real Estate Regulatory Authority (General)Regulation, 2020.

4.2 Real Estate (Regulation and Development) Act, Rules & Regulation

The Real Estate (Regulation and Development) Act,2016 was published in the year 2016 by the Government of India. Kerala Real Estate (Regulation and Development) Rules 2018 was notified by the Government of Kerala vide GO(P) No 46/2018/LSGD dated 18/6/2018. In the exercise of the powers conferred under section 85 of the Real Estate (Regulation and Development) Act,2016, the Kerala Real Estate Regulatory Authority formulated Kerala Real Estate Regulatory Authority (General) Regulations 2020 which was notified by the State Government on 11/6/2020. The Regulation was formulated for the procedural formats to be followed by the Authority.

4.2.1 Real Estate (Regulation and Development) Act, 2016

Key provisions of the Real Estate (Regulation and Development) Act, 2016 are as follows:

A. **Setting up of Real Estate Regulatory Authority (RERA) in every State and Union Territory**

The Act calls for the setting up of a Real Estate Regulatory Authority (RERA) in every State and Union Territory for the 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 grievance redressal and also to establish the Appellate Tribunal to hear appeals from the decisions, directions or orders of the Real Estate Regulatory Authority and the adjudicating officer. The Act also ensures greater accountability and transparency in the real estate sector through the Authorities.

B. Registration of Real Estate Projects.

As per Section 3 of the Act, registration is mandatory for all real estate projects with an area of land proposed to be developed is more than 500 sq.m or the number of apartments proposed to be developed exceeds eight units, with the Authority, before advertising, marketing, booking, selling, or inviting people to buy. Apart from the new projects, the Act also makes registration mandatory for all ongoing projects that had not received an occupancy certificate before the commencement of Section 3 of the Act.

The Authority grants a certificate of registration to the promoter on registration of the projects subject to certain terms and conditions. Permit number, the extent of land, date of completion of the project, etc. are mentioned in the certificate and the promoter is responsible for the timely completion of projects. Advertisements of projects shall include the RERA Registration number and website address of the Authority to ensure the authenticity of the project. If any of the conditions in the certificate are not fulfilled by the promoter, the Authority will take necessary action against the promoter including revoking the registration granted as per the Act and Rules and Regulations made thereunder.

C. Registration of Real Estate Agent.

The Act mandates the registration of real estate agents under Section 9. The Authority grants a certificate of registration to the real estate agent subject to certain terms and conditions. No real estate agent shall facilitate the sale or purchase of or act on behalf of any person to facilitate the sale or purchase of any plot, apartment, or building as the case may be in a real estate project or part of it which is not registered under Section 3 of the Act with the Authority. If any of the conditions in the certificate are not fulfilled by the real estate agent, the Authority will take necessary action against the agent including revoking the registration granted as per the Act and Rules and Regulations made thereunder.

D. Monitoring of Registered Real Estate Projects.

To guard against diversion of the amount collected from the buyers/allottees, the promoter shall open a separate bank account and seventy percent of the amount collected from buyers must be deposited in this account. Withdrawal from this account in each project shall be proportionate to the percentage of work completed, that too based on a certificate from an Engineer, Architect, and Chartered Accountant. Such certificates need to be uploaded on the web portal and are available for public view. Annual certified statement of accounts certified by a Chartered Accountant needs to be uploaded on the web portal and is available for the public to watch the expenditure of the entire funds collected from allottees for the project. Thus, it regulates transactions between buyers

and promoters of real estate projects transparently and trustily.

K-RERA website has been integrated with the web portal of the Authority and all details of the registered projects are uploaded for public view. These include sanctioned building, site and layout plan, and schedule for completion of the real estate project. The quarterly progress of the project will be uploaded by the promoter in the web portal. Project completion details are also uploaded. The authority regularly monitors the progress of the project and fund utilization.

E. Complaints and dispute resolution mechanism

The allottee has the right to know the information relating to the sanctioned plan, and stage-wise schedule of completion of the project including provision for water, sanitation, electricity, and other amenities agreed by the promoter. The promoter and allottee should enter into a registered 'Agreement for Sale' in the prescribed format. If the promoter fails to comply or is unable to give possession of the offered apartment, or plot within the scheduled time, or any agreed/promised facilities in the 'Agreement for Sale' are not provided by the promoter the buyer has the right to file complaints before the Authority or Adjudicating officer for speedy dispute redressal and shall claim relief under the Act. Agents who facilitate the sale or purchase of units in real estate projects need to be registered with the Authority so that illegal /unfair transaction activities in this sector are controlled. RERA can impose stringent penalties on a promoter/real estate agent, for violating any provisions of the Act, Rules, or Regulations. Any aggrieved person on the directions/ orders of the Kerala Real Estate Regulatory Authority can file an appeal before the Kerala Real Estate Appellate Tribunal.

4.2.2 Kerala Real Estate (Regulation and Development) Rules, 2018

In exercise of the powers conferred under Section 84 of the Real Estate (Regulation and Development) Act, 2016, the Government of Kerala notified Kerala Real Estate (Regulation and Development) Rules, 2018 vide GO(P) No 46/2018/LSGD dated 18/6/2018. As per Rule 3 of the said Rules the promoter should make an application along with the prescribed fee 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 4 of the Act.

Only after the project gets registered with the Authority, the promoter can sell/advertise or can invite a person for purchase in any manner. A login ID will be provided by the Authority. The promoter can create a profile in the web portal of the Authority and shall upload all details about the project along with the advertisement. Annual certified statement of accounts certified by a Chartered Accountant needs to be uploaded on the web portal and is available for the public to watch the expenditure of the entire funds collected from allottees for the project. The project progress, both physical and financial, is uploaded by the promoter and is regularly monitored by the Authority.

Any aggrieved person can file a 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. The Authority will issue notice to the respondent hear both parties and settle/dispose of the complaint through summary procedure. Any person aggrieved by the Order of the Authority can file an appeal before the Real Estate Appellate Tribunal at Ernakulum accompanied by a fee of Rupees one thousand.

4.2.3 Kerala Real Estate Regulatory Authority (General) Regulation, 2020

In exercise of the powers conferred under Section 85 of the Real Estate (Regulation and Development) Act, 2016, the Kerala Real Estate Regulatory Authority formulated Kerala Real Estate Regulatory Authority (General) Regulation 2020, which was notified by the State Government on 11.06.2020. The Regulations, 2020 were formulated for the procedural formats to be followed by the Authority and for monitoring the progress of the registered projects.

4.3 Powers of Authority

The Authority has the same powers as are vested in the Civil Court under the Code of Civil Procedure 1908 while trying a suit including issuing commissions for the examination of witnesses or documents, summoning and enforcing a person, examining documents, and any other matters.

Kerala Real Estate Regulatory Authority has the following additional 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 there under, to furnish information or explanation relating to its affairs
2. To issue directions from time to time to the promoters, allottees, or real estate agents as it considers necessary.
3. To impose penalty or interest regarding any contravention of obligation cast upon the promoters, allottees, agents under this Act or Rules and Regulation
4. Require the promoter, allottee, or real estate agents to furnish in writing such information or explanation or produce such documents as it deems necessary within a reasonable time.
5. Requisitioning any public records or documents or copy of such record or document from any office, subject to provisions of Sections 123 and 124 of the Indian Evidence Act, 1872.

4.4 Jurisdiction of Authority

As per notification number, F No. 118/05/2016-S4 dated 18/12/2019, K-RERA and Appellate Tribunal was appointed as the Real Estate Regulatory Authority and Appellate Tribunal for the Union Territory of Lakshadweep for the purpose of the Act.

5. The K-RERA Management

(a) Authority

The Kerala Real Estate Regulatory Authority is committed to provide high-quality services to its beneficiaries/stakeholders. With these factors in mind, Skilled professionals (Engineers and planners) and Administrators were appointed. A dedicated pool of Legal Consultants was hired to expedite the work related to complaints. RERA has also set up a state-of-the-art IT wing with subject experts to make our website user-friendly. The Authority also has an administrative and accounts wing.



Shri. P.H. Kurian, Chairperson

Shri. P.H. Kurian is a retired Officer from Indian Administrative Service of 1986 batch. He retired as Additional Chief Secretary to the Government of Kerala. He has held many important positions in the States of Orissa and Kerala.



Smt. Preetha P Menon, Member

She is a Legal professional having experience since 1995 when she started practicing as a lawyer in Calicut District Courts. She has practice experience in the Hon'ble Supreme Court of India and working experience as a Legal Consultant in the National Human Rights Commission (NHRC), New Delhi. She also worked as a Legal Consultant in various corporate entities & MNCs in the real estate industry.

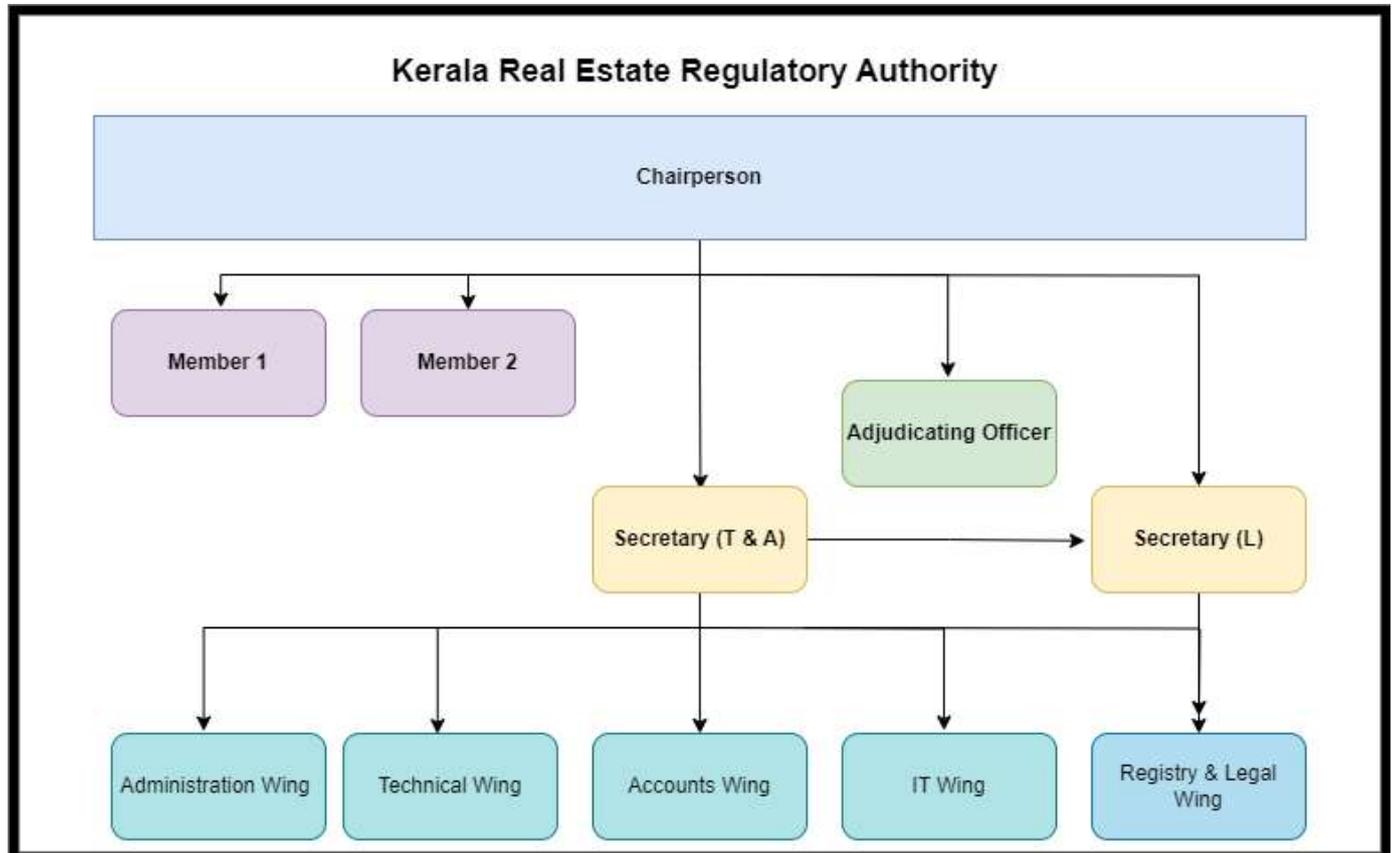


Shri. M P Mathews, Member

M P Mathews Obtained B E Degree from NIT (Formerly Regional Engineering College) and LLB from the School of Legal Studies Cochin University of Science and Technology. Retired as Vice President of a leading Public Limited Company involved in Real Estate Development all over the Country. He was practicing as an advocate in the High Court of Kerala when he was appointed as a Member, of K-RERA.

(b) K-RERA Organization Structure

Organogram



Technical and Administration Wing

The Technical and Administration wing is responsible for managing the technical aspects of the Authority, including project and agent registrations, as well as handling the administrative functions. This wing is led by Smt. Sheeba Rani Y, who serves as the Secretary for Technical and Administration, and Shri. Rajagopal K S, who serves as the Administrative Officer.

Registry & Legal Wing

This wing oversees the case registration and associated tasks, along with handling various legal matters related to the Authority. Smt. V. Padma serves as the Secretary for Legal Affairs and leads this division.

IT Wing

The IT Division within the Authority has played a pivotal role in ensuring the smooth functioning of the Web Portal and Website, in addition to providing IT infrastructure support to the Authority. Shri. Rahul Chandran V R serves as the Head of the IT Wing, leading its efforts.

6. Factors Fostering Kerala's Real Estate Growth

Over the past few decades, the enormous expansion of Kerala's business and IT sectors has sparked a surprising boom in real estate investments. Excellent public infrastructure, first-rate transportation options, and top-notch commercial development have all made it easier to attract investments.

The demand for urbanization and housing facilities is growing due to an upward trend in job prospects in Kerala across various industries, including IT, Education, Hospitality, Healthcare, and Tourism. The top developers in Kerala are making sure they construct world-class shopping malls, theme parks, and commercial and residential buildings while the government invests in infrastructure like IT parks, Metro, Airports, and public transport in significant metropolises like Kochi, Trivandrum, and Kozhikode. The NRI population, working professionals, and the wealthy segment of Keralites were all aided by these circumstances in making profitable real estate investments.

6.1 The State Government Initiatives

The Local Self-Government Department, including Kudumbasree, The Kerala State Housing Board, The Kerala State Nirmithi Kendra, The Kerala State Development Corporation for SC/ST, and SC/ST Development Departments are among the organizations executing housing initiatives in the State. Houses have been also built with assistance from non-governmental organizations including COSTFORD and Habitat Technology Group, Cooperative Societies, and Corporations like Kerala State Co-operative Housing Federation and Kerala Police Housing & Construction Corporation. For the poor laborers and economically disadvantaged groups, other Departments like Labour, Fisheries, Sainik Welfare, Urban Affairs, and Minority Welfare are also putting various affordable housing projects into action in our state as follows.

a). LIFE (Livelihood Inclusion and Financial Empowerment):

The Kerala LIFE is a comprehensive housing scheme started by the Kerala Government for all the landless and homeless people. The LIFE Mission scheme intends to provide housing to nearly 4.3 lakh homeless families in the next five years. Under this scheme, the homeless will be provided with modern housing complexes with provisions for pursuing their livelihoods.

LIFE mission plans to complete the project in Three Phases,

- In the First phase, completion of incomplete houses already constructed under the LIFE scheme.
- In the Second phase, Construction of 400 square feet houses under a budget of Rs. 4 Lakhs for newly identified beneficiaries.

- In the Third phase, Construction of Flats for Landless beneficiaries.

b). EMS Housing Scheme

EMS housing scheme was launched on the 10th death anniversary of Elamkulam Manakkal Sankaran Namboodiripad, the first Chief Minister of Kerala. The housing scheme was conceived to provide housing to homeless people who fall below the poverty line and land and housing for people without land and homes. The EMS housing scheme was launched in Thrissur and implemented by the Local self-government institutions (LSGIs) with the Government's support.

c). Suraksha Housing Scheme

The housing board offers financial assistance for the homeless Economically Weaker Section (EWS) in both urban and rural areas under the scheme. Financial assistance is offered to those individuals who own at least 2 cents of land to construct a house by themselves. The scheme has the option to associate with voluntary agencies and NGOs to assist with the construction.

d). Kerala State Housing Board (KSHB)

The Kerala State Housing Board is a Kerala Government agency that directs and plans housing initiatives to make safe and cheap homes available to everyone in Kerala. Additionally, the initiatives and lending programs of the Board have assisted numerous families in the State in realizing their dream of home ownership.

Schemes and Programs by KSHB:

1) M.N. Laksham Veedu Punarnirmana Padhathi:

The Government offers financial assistance to individuals for the reconstruction of dilapidated twin houses and single houses under the scheme. The government offers a subsidy of Rs.75,000, Rs.1 lakh, and Rs.1.75 lakh to individuals for general, SC, and ST categories. Of the total amount, 50% is given by the Kerala State Housing Board while the rest is met by the local self-government departments.

2) Innovative Housing Scheme:

This scheme also impacts the need for home loans. It was proposed to construct residential flats with four to six stories on government land, particularly for the displaced laborers residing in the economically weaker section of Kerala's urban areas.

3) Grihasree Housing Scheme:

In this scheme financial assistance is given as a Government subsidy at the rate of 2 lakh/ house for the construction of houses in the EWS/LIG (economically weaker sections / lower-income group) category in their land with the support of Voluntary Organizations

4) Saphalyam Housing Scheme (flats for BPL category):

The scheme envisages the setting up of support services and infrastructure facilities for

the construction of flats for the BPL category. The unit cost of 280 sq. ft will be 3.50 lakh (2 lakh Government subsidy, 1 lakh loan from HUDCO, 0.25 lakh voluntary contribution from NGO, and 0.25 lakh beneficiary contribution).

e). Kerala State Nirmithi Kendra (KESNIK)

KESNIK is a pioneering organization initiated in 1989 for the practice and propagation of cost-effective and environmentally friendly construction techniques. Cost-effective Environment Friendly (CEEF) technology propounded by Kerala State Nirmithi Kendra became a practical alternative to the high-priced existing processes and served as a relief to thousands in dilemma.

At the 14th session of the United Nations Commission on Human Settlements (UNCHS), which was held in Nairobi, Kenya, in 1993, the Nirmithi model's applicability and effectiveness were acknowledged on a global scale. In 1996, at the Second United Conference on Human Settlements, Nirmithi was also chosen by the UN as a 'Global Best Practice' for its initiative in the area of sustainable human settlements development.

7. State Government Interventions in Real Estate Sector

- It should be noted that 90 workdays under the Ayyankali Urban Employment Creation Scheme (AUECS) and the Mahatma Gandhi National Rural Employment Guarantee Scheme (MGNREGS) are spared for house construction under the LIFE Mission. It is also important to highlight that Kudumbashree established female construction teams to support the LIFE Mission.
- The high cost of construction materials is one of the biggest problems experienced by the beneficiaries' building residences on their own, The Government had discussed this with several suppliers and developed plans to distribute items like electrical fittings, wire supplies, paint, ceramics, tap fittings, water tanks, cement, etc. for as little as 20 to 60% of the MRP which has helped each beneficiary who has built houses on his/her own to save significant amount.
- The government is poised to overcome the Recurrence of Natural Disasters by turning to sustainable and environmentally friendly construction techniques in disaster-prone areas.

The prospects for Kerala's prosperity are changing, and much depends on Kerala's capacity to follow in the footsteps of its bordering states that have already achieved great success in the technology sector and built their world-class cities.

8. State Budget allocation for Infrastructure (influencing Real Estate Sector)

The importance of investing in building and physical infrastructure for the growth and development of the state is strongly emphasized in the most recent state budget, which also allotted significant resources to numerous projects and initiatives in this field for the year under the report.

Key Announcements:

- INR 4000 crore allocated for distribution – modernization scheme Dyuthi - the power infrastructure for industrial surge.
- INR 97 crore is the outlay of Hydroelectric projects.
- INR 80 crore is allocated for the Sagarmala project and all other ports.
- INR 28 crore is allocated to the State Water Transport Department.
- INR 9 crore is allocated for Thiruvananthapuram – Kozhikode Light Metro
- INR 80 crore is allocated for the development of Kollam and Beypore ports and all other ports.
- INR 28 crore is allocated to the State Water Transport Department.
- INR 107 crore is allocated to the West Coast Canal network in addition to Rs.1000 crore KIIFB fund,
- INR 1830 crore is earmarked for Rebuild Kerala Initiative
- INR 300 crore allocated for the West Coast Industry Corridor.
- Greenfield International Port at Azhikal costing INR 3698 crore.
- INR 22 crore for the Technopark in Trivandrum, INR 36 crore for the Kochi Infopark, and INR 12 crore for the Kozhikode Cyber Park.
- Construction of Kannur IT Park to begin this year.
- Digital Science Park to be set up in Technopark, Thiruvananthapuram.

9. Major Challenges in the Real Estate Sector in Kerala

- **Narrowing availability of land and high land price**

Kerala is one of the most densely populated state and the lands in the prime locations of major cities have already been sold out and mostly constructed. As a result, the shrinking availability of free space and the high cost of land have made it difficult for developing new projects.

- **Lack of adequate public land**

The state doesn't have much public land to be allotted for housing. The Governmental agencies do not acquire private land and make it available for allotment to developers as is happening in other states.

- **Kerala residents overwhelmingly prefer houses over flats/ apartments**

In Kerala, independent houses in own land are deeply ingrained in the local culture and lifestyle. Many people have a strong attachment to homes in own land rather than flats or apartments; Additionally, independent houses are considered a symbol of status and social standing in our community.



10. Achievements & Highlights of K-RERA

(A) Project & Agent Registration

Amidst the challenges posed by the pandemic during 2021-22, the Authority demonstrated remarkable efficiency and adaptability. Adhering to state COVID protocols and operating with minimal staff, the Authority embraced online modes of operation and achieved significant milestones in project and agent registration. Despite the constraints, Kerala RERA successfully registered an impressive number of real estate projects and agents during the reporting period. Through online channels, the Authority brought a total of 140 real estate projects and 107 real estate agents under the purview of the RERA Act. This achievement reflects the Authority's commitment to regulating and monitoring real estate developments, ensuring transparency, and safeguarding the interests of homebuyers and investors. By efficiently managing project and agent registrations, the Authority has strengthened its role as a reliable regulatory body. The online mode of operation allowed the Authority to continue providing its vital services and support to stakeholders while prioritizing the health and safety of its employees and the public.

The successful registration of projects and agents not only reflects Kerala RERA's adaptability but also underscores its dedication to promoting transparency and accountability in the real estate sector. Providing homebuyers and investors with essential information and bringing agents under the regulatory framework has enhanced consumer confidence and facilitated ethical practices in the industry. As we move forward, Kerala RERA remains committed to upholding the highest standards of excellence in its operations. The achievements of 2021-22 stand as a testament to the Authority's resilience, adaptability, and dedication to fostering a transparent, accountable, and consumer-friendly real estate environment in the state.

(B) IT Wing Achievements.

The IT Wing of the Authority has been instrumental in facilitating seamless operations and enhancing user experience. During 2021-22, the online web portal played a pivotal role in the successful registration of 140 projects and 107 agents, in strict adherence to the guidelines of the RERA Act, 2016. To further improve the user experience for all stakeholders, significant enhancements were made to the website and web portal. These improvements aimed to provide better access to information and streamline various processes for the general public, department users, promoters/builders, and agents. The web portal comprehensively manages all significant daily functions of K-RERA and the associated Promoters/Agents. Case-related details, orders daily cause lists and other information are regularly published.

The following are the key initiatives that the IT wing undertook in 2021-22:

I. Informative Public View

The public view of registered projects underwent significant improvements. It now offers more informative and comprehensive details, including all project-related documents and a concise dashboard presenting essential information such as total units, units sold, project completion dates, and certificate details. This enhancement ensures that the public has easy access to crucial project information, enabling informed decision-making.

II. Post Registration File Processing and Project Monitoring

To facilitate post-registration project compliance, the registration file processing module was upgraded. This enhancement ensures smoother handling of necessary procedures after project registration, streamlining the compliance process and promoting efficient project management.

III. Enhanced Promoter / Agent Registration Module

The Promoter/Agent registration module received a new widget and user interface (UI/UX) changes, making it more user-friendly. These improvements have simplified the application process for both promoters and agents, enabling them to complete the registration process seamlessly. Additionally, these enhancements extend to make the compliance requirements after registration more accessible and easier to fulfill. The IT Wing's commitment to continuous improvement has significantly contributed to the success of Kerala RERA in achieving its objectives. By leveraging technology and implementing user-centric enhancements, the Authority has been able to create a user-friendly and transparent platform for all stakeholders. As we move forward, the IT Wing remains dedicated to staying at the forefront of technological advancements, ensuring that the web portal and website continue to evolve, adapt, and meet the ever-changing needs of the real estate sector in Kerala.

IV. Customer-Centric Approach

A highly supportive customer service unit operates within the IT Wing, comprising an "on-call help desk" and an "e-mail helpdesk." These proactive customer service measures have empowered promoters and agents to access and navigate the new web portal effortlessly. The team's commitment to addressing user queries and concerns promptly has been instrumental in enhancing user satisfaction.

V. Upgrading User Experience

The IT Wing has been actively involved in upgrading the web portal to provide a user-friendly interface. The IT team has dedication to developing intuitive features has significantly contributed to enhancing user experience and accessibility.

VI. Online Complaint Module

In pursuit of enhanced efficiency and better service delivery, the Authority took significant strides in improving its Web portal and Website from 2021 to 2022. Notably, the Authority integrated real-time Cause lists and Complaint details, along with their corresponding orders, to ensure timely and transparent access to relevant information for all stakeholders.

The implementation of the online complaint module reflects K-RERA's unwavering commitment to leveraging technology to improve its regulatory services. By embracing digital solutions, the Authority aims to provide swift and effective grievance redressal, fostering confidence in the real estate sector and promoting a fair and trustworthy environment for all.

a. Real-Time Cause Lists and Complaint Details

The integration of real-time Cause lists and Complaint details onto the web portal proved to be a pivotal enhancement. Stakeholders, including homebuyers, developers, and agents, can now access up-to-date information on ongoing cases and complaint resolutions. This move aligns with K-RERA's commitment to transparency and ensures that all parties have timely insights into the progress of complaints and hearings.

b. Online Complaint-Filing System

Recognizing the importance of efficient grievance redressal, K-RERA introduced a new and innovative initiative—an online complaint filing system. This system empowers aggrieved parties to register complaints conveniently and promptly through the web portal. By digitizing this process, the Authority aims to streamline the complaint-handling mechanism, expedite resolutions, and offer greater ease of access to justice for all stakeholders.

c. Enhanced User Experience

The improvements made to the web portal and website have significantly enhanced the overall user experience for both the general public and department users. The real-time integration of Cause lists and Complaint details provides a seamless interface for stakeholders to monitor and track the progress of cases, ensuring greater transparency and accountability.

(C) Awareness and Training Initiatives

The year 2021-2022 brought forth unforeseen challenges due to the pandemic, impacting our ability to conduct in-person conferences, seminars, and workshops. However, the Kerala Real Estate Regulatory Authority (K-RERA) swiftly adapted and embraced the virtual mode to continue our crucial awareness and training programs.

▪ Virtual Training for Promoters

Despite the limitations imposed by the pandemic, K-RERA remained committed to empowering promoters with the necessary knowledge and understanding of the registration process. Through

virtual training sessions conducted across all districts, promoters received comprehensive guidance on compliance requirements and the seamless registration process. In addition, training videos and manuals were released, aimed at making the web portal more user friendly, ensuring accessibility and ease of use.

- **Engagement with Stakeholders**

Ensuring effective compliance was a top priority for K-RERA during this period. To achieve this, the Authority engaged with all stakeholders, providing them with essential awareness about the RERA Act and Rules. Through meaningful discussions and interactions with promoters and agents, we facilitated a hassle-free registration process with K-RERA. This collaborative approach helped foster a cooperative environment and encouraged stakeholders to align with the regulatory framework.

- **Promoting Public Awareness**

Recognizing the significance of public awareness, K-RERA undertook several initiatives to educate the general public about their rights and responsibilities under the RERA framework. Television, social media, and print media were utilized to disseminate crucial information, empowering consumers with knowledge and ensuring transparency in the real estate market. As we navigated the challenges of the pandemic, K-RERA's commitment to fostering transparency, accountability, and consumer protection in the real estate sector remained unwavering. By embracing technology and innovative approaches, we successfully continued our awareness and training programs, striving to create a more informed and empowered real estate community.

As we look ahead, K-RERA remains dedicated to continual innovation and progress, consistently striving to refine its online platforms and services to meet the evolving needs of the real estate industry and its valued stakeholders.

(D) Public Notice and Orders

In adherence to the provisions of the RERA Act, Rules, and Regulations, the Kerala Real Estate Regulatory Authority (K-RERA) actively discharged its functions by issuing Public Notices and Orders during the reporting period. The issuance of Public Notices and Orders served as a vital means to guide Promoters and the general public in complying with the RERA Act, Rules, and Regulations. These notices provided comprehensive information, clarifications, and instructions, ensuring transparency and adherence to the regulatory framework. K-RERA's commitment to promoting compliance with the RERA Act was evident through the issuance of these notices and orders. By providing clear guidelines and expectations, we aimed to facilitate smooth and accountable real estate transactions, safeguarding the interests of both homebuyers and Promoters.

(E) Filing of Complaint & Disposal

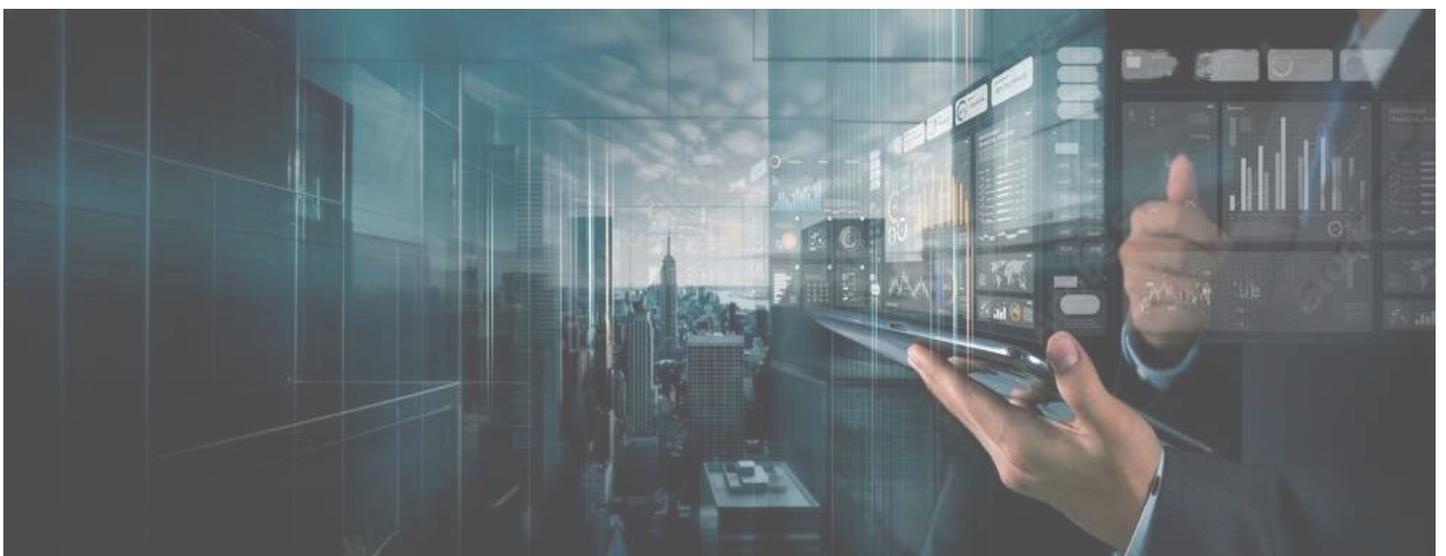
During the reporting period of 2021-22, a total of 490 complaints were filed with the Kerala Real Estate Regulatory Authority (K-RERA), out of which 395 complaints were settled/disposed of efficiently through a combination of online and direct hearings, ensuring prompt resolution and effective grievance redressal for stakeholders.

(F) Enforcement of RERA Act-Suo Moto (Section 3 violations).

The Kerala Real Estate Regulatory Authority (K-RERA) proactively addressed violations of Section 3 of the RERA Act, where certain promoters advertised and initiated sales activities without obtaining the mandatory K-RERA registration. To address this violation, K-RERA conducted a comprehensive search for unauthorized advertisements on social media, the internet, and newspapers and primarily investigated the matter. Show-cause notices were issued to the promoters found in violation of Section.

The Authority remained vigilant in its efforts to ensure compliance with the Act's regulations. Over the year, the Authority issued 93 show-cause notices to promoters who violated Section 3 of the Act. After hearings, orders were passed and the projects did not come under the purview of the Act, and the Authority dropped further action.

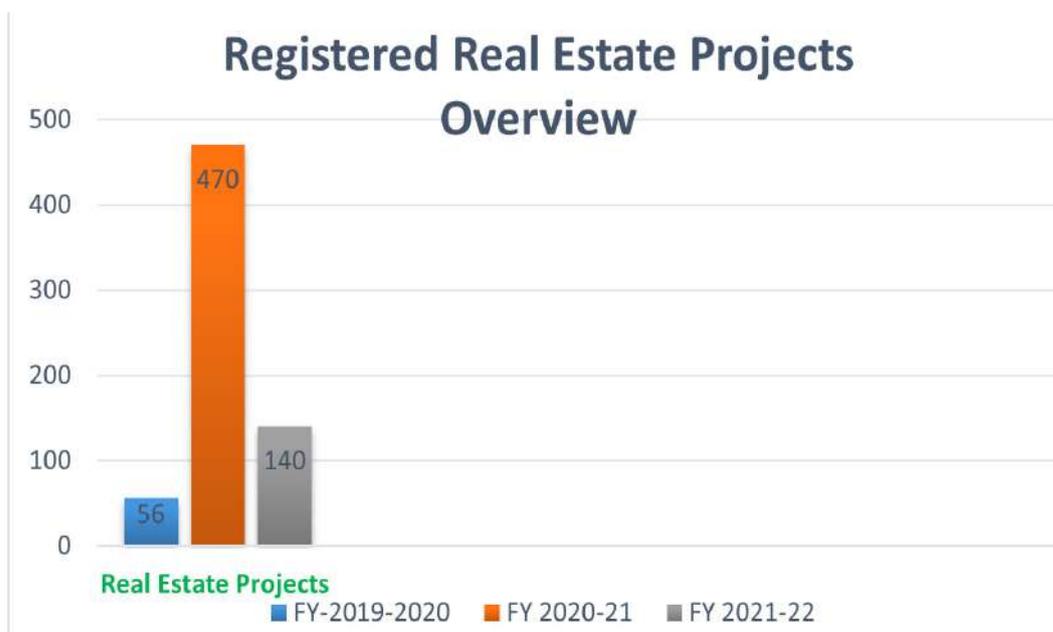
Overall, the Authority's actions demonstrate a commitment to upholding the regulations set forth by the Act. By issuing show cause notices and passing orders for registration, the Authority is working to ensure that promoters comply with the requirements before advertising and initiating sales activities for their projects. The penalties for non-compliance further emphasize the importance of following these regulations to promote transparency and accountability in the real estate sector.



11. Analysis of the year 2019-2020, 2020-2021 and 2021-2022

Details of projects registered in the financial year 2019-20, 2020-21, and 2021-22 are as follows:

FINANCIAL YEAR	NO. OF PROJECTS REGD.
2019-20	56
2020-21	470
2021-22	140



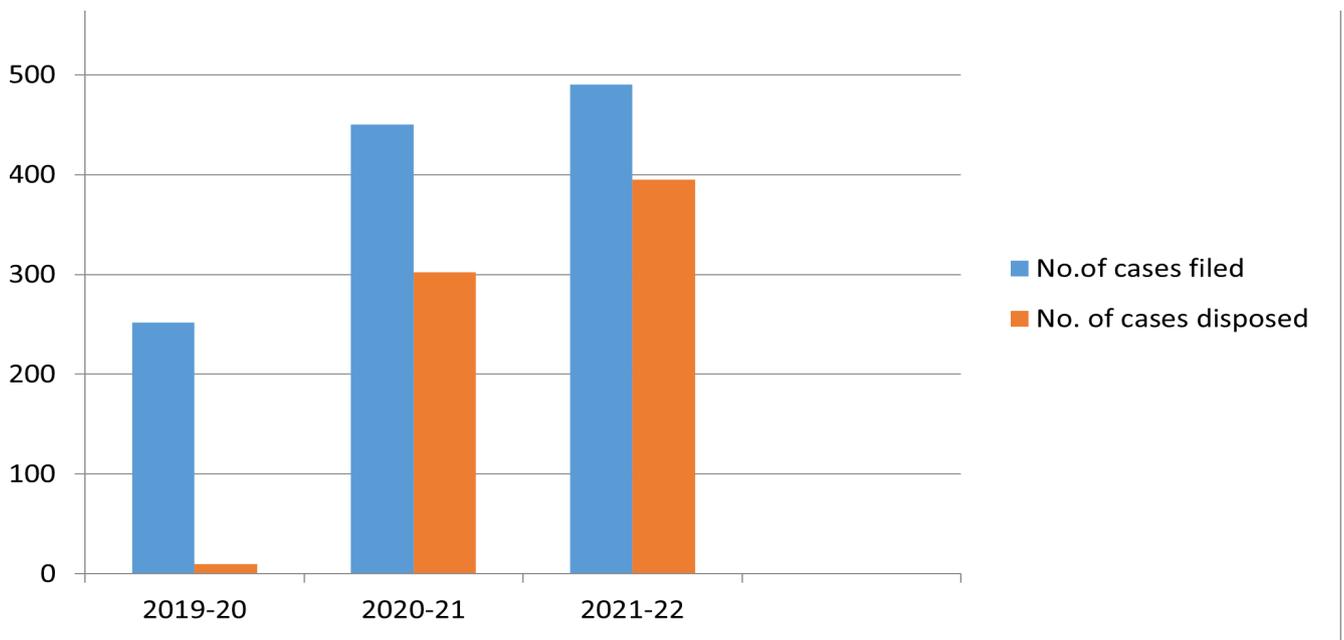
Details of Agents registered in the Financial Year 2019-2020, 2020-2021 and 2021-2022

FINANCIAL YEAR	NO. OF AGENTS REGD.
2019-20	33
2020-21	105
2021-22	107



Details of Complaints filed during the Financial Year 2019-20,2020-21and 2021-22

FINANCIAL YEAR	NO. OF CASES FILED	NO. OF CASES DISPOSED
2019-20	252	10
2020-21	450	302
2021-22	490	395



12. Activities planned for the upcoming year

- Planning to complete the online complaint registration module.
- State-of-the-art monitoring system for registered projects through a web portal.
- Considering to launch an advanced website for the K-RERA with GIS and other recommendations from the All India Forum of Real Estate Regulatory Authorities.
- To make recommendations for amendments in Rules and Regulations to meet the requirements.
- Systematically monitor the online advertisement of unregistered projects and take legal action to get them registered.
- Explore and study the scope for constituting a Conciliation Forum for K -RERA with the support of the Govt. of Kerala / High Court.
- Organize more awareness programs for homebuyers, promoters, and agents in each district.
- Shifting the office of K-RERA to a more spacious and well-furnished building.



13 Audit Report from the Accountant General



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



F&CA Cell/12-2803/746
Date: 20/03/2023

To

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

Sir,

Sub: - Separate Audit Report on the Revised Annual Accounts of Kerala Real Estate Regulatory Authority, Thiruvananthapuram for the year 2021-22

The Separate Audit Report on the Revised Annual Accounts of **Kerala Real Estate Regulatory Authority, Thiruvananthapuram** for the year **2021-22** is forwarded herewith along with audited copy of Revised Accounts for placing before the State Legislature. It is also pointed out that the audited Accounts are required to be adopted / considered by the Governing body of the Authority 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.

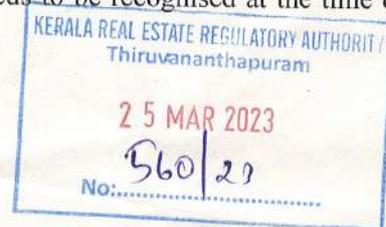
The following deficiencies noticed during audit which have not been included in the SAR, is brought to notice for remedial/corrective action in the accounts for the next year.

Accounting of TDS in Income and Expenditure Account & Receipts and Payment Account

Suitable accounting entries may be made in the accounts after getting confirmation of Income Tax exemption from Income Tax Department, till then, a suitable disclosure in Notes may be included in the Income & Expenditure account.

Accounting of DD receipt

Accounting of income received through DD needs to be recognised at the time of receipt of DDs and not at the time of deposit in the Bank.



Format of Accounts

As per the format prescribed by the Government the annual accounts should be maintained in 'Form O' which is on accrual basis. The Authority, however follows cash basis of accounting. The deviation from the prescribed form needs to be disclosed by way of note to accounts.

Disclosure

Wordings of the disclosure regarding Tax in Note No.1.6 needs to be changed to depict the exact meaning.

The receipt of this letter may please be acknowledged.

Encl: As above

Yours faithfully,

sdl-

Senior Deputy Accountant General (AMG III)

Copy to:

✓ **The Secretary,
Kerala Real Estate Regulatory Authority,
6th Floor, Trinity Centre,
Opp. Chaithanya Eye Hospital,
Kesavadasapuram,
Thiruvananthapuram - 4**

RSK/20/13/23.

Senior Deputy Accountant General (AMG III)

**SEPARATE AUDIT REPORT ON THE REVISED ACCOUNTS OF KERALA STATE
REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM FOR
THE PERIOD 2021-22**

1. We have audited the attached Revised Balance Sheet of the Kerala State Real Estate Regulatory Authority (KRERA) for the period 2021-22 and the Revised Income and Expenditure Accounts and the Revised Receipts & Payments Accounts for the year ended on that date under Section 19(2) of the Comptroller & Auditor General's (Duties, Powers & Conditions of Service) Act, 1971 read with Section 77(2) of the Real Estate (Regulation and Development) Act, 2016. 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 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 77 (1) of the Real Estate (Regulation and Development) Act, 2016 and Rule 38 (1) of the Kerala Real Estate (Regulation and Development) Rules, 2018 in so far as it appears from our examination of such books.

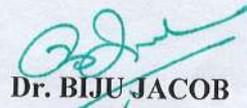
(iii) We further report that:

Grant-in-aid

During the year, the Authority has not received any grant-in-aid.

- (iv) Subject to our observation in the preceding paragraphs, we report that the Revised Balance Sheet, Revised Income & Expenditure Account and Revised 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 Revised Balance Sheet, of the state of affairs of the KRERA as at 31st March 2022; and
- (b) In so far as it relates to the Revised 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*



Dr. BIJU JACOB

प्रधान महालेखाकार (ले.प-1), केरला

PRINCIPAL ACCOUNTANT GENERAL (AUDIT-I), KERALA

तिरुवनंतपुरम/ Thiruvananthapuram

Date: 20.03.2023

ANNEXURE

Internal control mechanism

I Adequacy of Internal Audit System

The effectiveness of controls is reviewed through an internal audit process. There was no separate Internal Audit Wing in the Organisation. An external internal auditor was appointed. The Internal Auditor has submitted a report to the Organisation on 08.11.2022.

II Adequacy of Internal Control System

- a) There is no separate department for finance and accounts with officers in charge as mentioned in Rule 38(3) of the Kerala Real Estate (Regulation and Development) Rules 2018.
- b) Separate Cash Books for recording daily receipts and payments to the account of the Organisation and Government account were not maintained. The receipts and issue of DDs and cheques are recorded in registers with details like, cheque/DD No., date of instrument, date of deposit, party name, amount etc.

III System of physical verification of Fixed Assets and stock

The management has conducted physical verification of fixed assets and stock for the financial year 2021-22. Since the organization has assets with a WDV of Rs.23.59 lakh, physical verification at reasonable intervals against relevant particulars in fixed asset register need to be conducted in subsequent periods also.

IV Regularity in Payment of Statutory Dues

The Commission has been generally regular in depositing undisputed statutory dues.

*RS Cur
20/3/23.*

Sr. Deputy Accountant General (AMG III)

Reply of Audit Report

Annexure

Adoption of audited accounts for the period from 1.4.2021 to 31.3.2022

The Accountant General, Thiruvananthapuram has audited the accounts for the period from 1.4.2021 to 31.3.2022 of the Authority and forwarded a Separate Audit Report vide letter No. F&CA Cell/12-2803/746 dated 20.3.2023. The AG has noticed the following deficiencies for remedial/corrective action in the accounts for the next year.

1. Accounting of TDS in Income and Expenditure Accounts and Receipts and Payment Account

Suitable accounting entries may be made in the accounts after getting confirmation of Income Tax exemption from Income Tax Department, till then a suitable disclosure in Notes may be included in the Income & Expenditure account.

Reply: Noted. The Authority has applied for Income Tax Exemption under section 10(46) of the Income Tax Act 1961 and expected a positive response.

2. Accounting of DD receipt

Accounting of income received through DD needs to be recognized at the time of receipt of DDs and not at the time of deposit in the Bank.

Reply: Noted

3. Format of Accounts

As per the format prescribed by the Government the annual accounts should be maintained in Form O which is on accrual basis. The Authority however follows cash basis of accounting. The deviation from the prescribed form needs to be disclosed by way of note to the accounts.

Reply: Noted. Which is included in the significant accounting Policies and Notes in Para 1.2(b).

4. Disclosure

Wordings of the disclosure regarding Tax in Note No 1.6 needs to be changed to depict the exact meaning.

Reply: Noted. The Authority has applied for Income Tax Exemption under section 10(46) of the Income Tax Act 1961 and expected a positive response.

Annexure

I. Adequacy of Internal Audit System

The effectiveness of controls is reviewed through an internal audit process. There was no separate Internal Audit Wing in the organization. An external Internal auditor was appointed. The Internal Auditor has submitted a report to the Organization on 8.11.2022.

Reply: Noted

II. Adequacy of Internal control System

- c) There is no separate department for finance and accounts with officers in charge as mentioned in Rule 38(3) of the Kerala Real Estate (Regulation and Development) Rules 2018.

Reply: A separate Finance and Accounts department was formed; an Assistant and an Accounts Officer were appointed to the department.

- d) Separate Cash Books for recording daily receipts and payments to the account of the Organization and Government account were not maintained. The receipts and issue of DDs and cheques are recorded in registers with details like, cheque/DD No., date of instrument, date of deposit, party name, amount etc

Reply: Petty expenses are recorded in the petty cash book maintained by the Authority. All other receipts and payments of the organization are by way of DDs / cheques. Separate registers are maintained for recording these transactions with relevant details.

III. System of Physical Verification of Fixed Assets and Stock

The management has conducted physical verification of fixed assets and stock for the financial year 2021-22. Since the organization has assets with a WDV of Rs.23.59 lakh, physical verification at reasonable intervals against relevant particulars in fixed asset register need to be conducted in subsequent periods also.

Reply: Noted

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

The Authority in the meeting held on 16/6/2023 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 31/3/2022.

മുഖ്യമന്ത്രി
പബ്ലിക് റിലേഷൻസ് (കൗൺസിലർ)
കേരളം

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RECEIPT

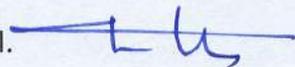
1524/T3/20232/RERA

RESOLUTION

The Kerala Real Estate Regulatory Authority in its thirty fourth meeting held on 16 /6/2023 has resolved to adopt the Accounts audited by the Accountant General for the period ended 31/3/2022. It is further resolved to include Separate Audit Report and reply thereon in the Annual Report of the Authority for the year ended 31/3/2022.

Chairman. 

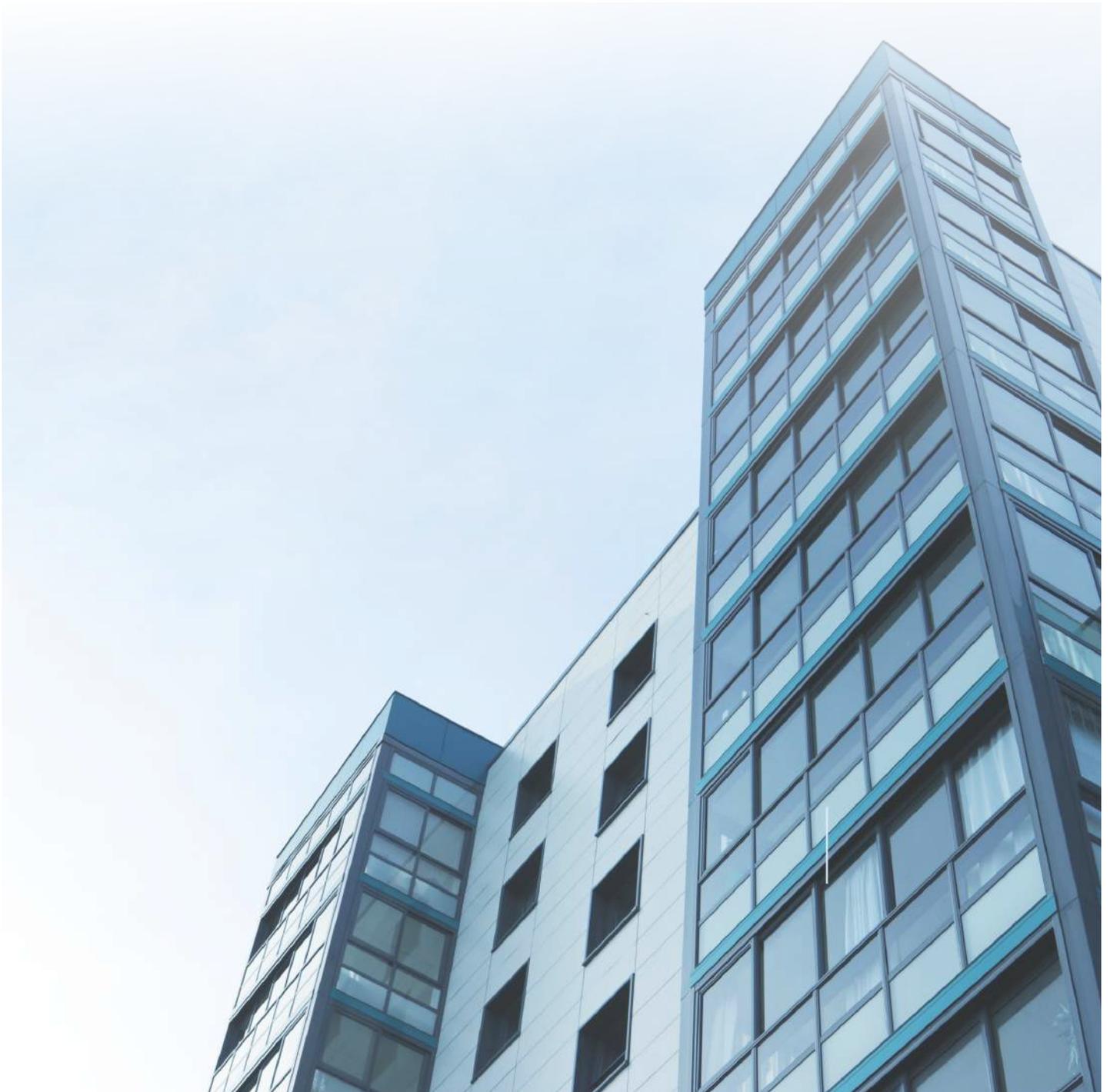
Member I. 

Member II. 



14. Right to Information Act- Status of application

The Authority received 45 applications under the Act during the period and disposed of.



15. K-RERA Functions and Programmes



Chairman P.H. Kurian leading a training program for LSG institution officers at Hotel Royal Omar's in Kannur on 19.11.2021.



LSG institution officers attending the training program at Hotel Royal Omar's in Kannur on 19.11.2021.



Chairman P.H. Kurian leading an awareness program for LSG institution officers at Hotel Aida Kottayam on 03.12.2021.



Chairman P.H. Kurian leading an awareness program for LSG institution officers at Hotel Aida Kottayam on 03.12.2021.



K-RERA conducting an awareness program regarding the statutory requirements in the real estate sector in association with 'parivarthan' at BTH Hotel, Ernakulam on 19-03-2022



Chairman P.H. Kurian leading an awareness program for Architects to enhance the use of the web portal at Hotel Crown Plaza, Ernakulam on 19-03-2022



The K-RERA team



16. Annual statement of accounts in form O

KERALA REAL ESTATE REGULATORY AUTHORITY
NEAR PENTECOSTAL CHURCH PLAMOODU-CHARACHIRA ROAD, THIRUVANANTHAPURAM-695003

FORM O

[See rule 38(1)]

ANNUAL STATEMENT OF ACCOUNTS RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED IN 31ST MARCH 2022

(In Rupees)

A/c Code	Receipts	Current Year as on 31st March 2022	Previous Year as on 31st March 2021	A/c Code	Payments	Current Year as on 31st March 2022	Previous Year as on 31st March 2021
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	To Balance Brought down :						
1.1	To Bank	1,84,52,809.70	5,93,47,873.57	13	By Chairperson and Members :		
1.2	To Cash in hand	5,399.00	-	13.1	By Pay and Allowances	1,75,07,206.00	85,30,206.00
1.3	To Receivable from Government	3,92,316.00	-	13.2	By Other Benefits	5,16,411.00	-
2	To Fee, Charges and Fine :			13.3	By Travelling Expenses	1,80,319.00	-
				13.3.1	By Overseas	-	-
2.1	To Real Estate Regulatory Fund (Refer Note. 2)	7,87,31,032.06	15,68,39,655.41	13.3.2	By Domestic	-	-
2.2	To Charges	-	-	14	By Officers :		
2.3	To Fines	49,66,171.30	-	14.1	By Pay and Allowances	81,67,904.00	57,07,234.00
2.4	To Fee - RI Act	2,126.00	714.00	14.2	By Retirement Benefits	1,51,249.00	10,130.00
3	To Grants :			14.3	By Other Benefits	2,03,889.00	-
3.1	To Accounts with Government	-	-	14.4	By Travelling Expenses	2,58,914.00	1,56,408.00
3.2	To Others (EMD)	5,000.00	-	14.4.1	By Overseas	-	-
4	To Gifts:			14.4.2	By Domestic	-	-
5	To Seminars and Conferences	-	-	15	By Staff :		
6	To Sales of Publications	-	-	15.1	By Pay and Allowances	96,08,053.00	4,80,774.00
7	To Income on Investments and Deposits :			15.2	By Retirement Benefits	-	-
7.1	To Income on Investments	-	-	15.3	By Other Benefits	2,17,793.00	3,34,214.00

PREEETHA P. MENON
Member
Kerala Real Estate Regulatory Authority

Er. M.P. MATHEWS
MEMBER
Kerala State Real Estate Regulatory Authority

P. J. JAYAKRISHNAN
Chairman
Kerala Real Estate Regulatory Authority

KERALA REAL ESTATE REGULATORY AUTHORITY
NEAR PENTECOSTAL CHURCH PLAMOODU-CHARACHIRA ROAD, THIRUVANANTHAPURAM-695003

FORM O

[See rule 38(1)]

ANNUAL STATEMENT OF ACCOUNTS
RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED IN 31ST MARCH 2022

(In Rupees)

A/c Code	Receipts	Current Year as on 31st March 2022	Previous Year as on 31st March 2021	A/c Code	Payments	Current Year as on 31st March 2022	Previous Year as on 31st March 2021
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
7.2	To Income on Deposits	1,51,69,774.00	53,76,368.00	15.4	By Travelling Expenses	39,167.00	1,300.00
8	To Loans :			15.4.1	By Overseas	-	-
8.1	To Government	-	-	15.4.2	By Domestic	-	-
8.2	To Others (Member)	-	5,00,000.00	16	By Hire of Conveyance	32,86,618.00	14,73,247.00
9	To Sale of Assets	-	-	17	By Wages	-	10,39,770.00
10	To Sale of Investments (Withdrawal of fixed deposit)	1,00,00,000.00	-	18	By Overtime	-	-
11	To Recoveries from Pay Bills	-	-	19	By Honarium	-	-
				20	By Other Office Expenses	4,16,319.01	4,17,334.00
				21	By Expenditure on Research	4,22,400.00	-
				22	By Consultation Expenses	1,30,080.00	8,81,548.00
				23	By Seminars and Conferences	-	1,00,302.00
				24	By Publications of Authority	13,888.00	-
				25	By Rent and Taxes	20,83,035.00	1,63,350.00
				26	By Interest on Loan	-	-
				27	By Promotional Expenses (Refer Note. 3)	10,10,123.00	6,50,246.00
				28	By Membership fees	-	-
				29	By Subscription	1,18,000.00	1,18,000.00
				30	By Purchase of Fixed Assets		
				30.1	By Furniture	9,60,500.99	3,39,828.00
				30.2	By Computer	3,36,940.00	10,76,735.00
				30.3	By UPS	81,500.00	

[Signature]

Er. M.P. MATHEWS
MEMBER
Kerala State Real Estate Regulatory Authority

PREETHA P. MENON
Member
Kerala Real Estate Regulatory Authority



KERALA REAL ESTATE REGULATORY AUTHORITY
NEAR PENTECOSTAL CHURCH PLAMOODOU-CHARACHIRA ROAD, THIRUVANANTHAPURAM-695003

FORM O

[See rule 38(1)]

**ANNUAL STATEMENT OF ACCOUNTS
RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED IN 31ST MARCH 2022**

(In Rupees)

A/c Code	Receipts	Current Year as on 31st March 2022	Previous Year as on 31st March 2021	A/c Code	Payments	Current Year as on 31st March 2022	Previous Year as on 31st March 2021
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
				35.4.7	Repairs & Maintenance	15,390.00	-
				35.4.8	Bank Charges	10,759.28	2,481.28
				35.4.9	Audit and Other Service Charges	11,625.00	3,000.00
				35.4.10	By Others	2,532.00	1,94,542.00
				36	By Balance carried down :		
				36.1	By Bank	4,21,48,798.78	1,84,52,809.70
				36.2	By Cash in hand	621.00	5,399.00
				36.3	By Receivable from Government	-	3,92,316.00
	Total	12,77,24,628.06	22,20,64,610.98		Total	12,77,24,628.06	22,20,64,610.98

Member(s) (Signature)

PREETHA P. MENON
Member

Kerala Real Estate Regulatory Authority

Er. M.P. MATHEWS
MEMBER

Kerala State Real Estate Regulatory Authority

Chairperson (Signature)

P. HAKKURIAN

Chairman
Kerala Real Estate Regulatory Authority

KERALA REAL ESTATE REGULATORY AUTHORITY
NEAR PENTECOSTAL CHURCH PLAMOODU-CHARACHIRA ROAD, THIRUVANANTHAPURAM-695003

INCOME AND EXPENDITURE ACCOUNT FOR THE 1ST APRIL 2021 TO 31ST MARCH 2022

(In Rupees)

A/c Code	Expenditure	Current Year as on 31st March 2022 (3)	Previous Year as on 31st March 2021 (4)	A/c Code	Income	Current Year as on 31st March 2022 (7)	Previous Year as on 31st March 2021 (8)
(1)	(2)			(5)	(6)		
37	To Chairperson and Members :			61	By Fee, Charges and Fine :		
37.1	To Pay and Allowances	1,75,07,206.00	85,30,206.00	61.1	By Real Estate Regulatory Fund (Refer Note. 2)	7,87,31,032.06	15,68,39,655.41
37.2	To Other Benefits	5,16,411.00	-	61.2	By Charges	-	-
37.3	To Travelling Expenses	1,80,319.00	-	61.3	By Fines	-	-
37.3.1	To Overseas	-	-	61.4	By Fee - RI Act	2,126.00	714.00
37.3.2	To Domestic	-	-	62	By Grants :	-	-
38	To Officers :			62.1	By Account with Government	-	-
38.1	To Pay and Allowances	81,67,904.00	57,07,234.00	62.2	By Others (specify)	-	-
38.2	To Retirement Benefits	1,51,249.00	10,130.00	63	By Gifts	-	-
38.3	To Other Benefits	2,03,889.00	-	64	By Seminars and Conferences	-	-
38.4	To Travelling Expenses	2,58,914.00	1,56,408.00	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	1,51,69,774.00	53,76,368.00
39.1	To Pay and Allowances	96,08,053.00	4,80,774.00	66.3	By Interest on Loan and Advances	-	-
39.2	To Retirement Benefits	-	-	67	By Miscellaneous Income :	-	-
39.3	To Other Benefits	2,17,793.00	3,34,214.00	67.1	By Gain on Sales of Assets	-	-
39.4	To Travelling Expenses	39,167.00	1,300.00	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	32,86,618.00	14,73,247.00				


P. M. MATHIEWS
MEMBER
Kerala State Real Estate Regulatory Authority


Er. M.P. MATHEWS
MEMBER
Kerala State Real Estate Regulatory Authority


PREETHA P. MENON
Member
Kerala Real Estate Regulatory Authority

KERALA REAL ESTATE REGULATORY AUTHORITY
NEAR PENTECOSTAL CHURCH PLAMOODU-CHARACHIRA ROAD, THIRUVANANTHAPURAM-695003

INCOME AND EXPENDITURE ACCOUNT FOR THE 1ST APRIL 2021 TO 31ST MARCH 2022

(In Rupees)							
A/c Code	Expenditure	Current Year as on 31st March 2022	Previous Year as on 31st March 2021	A/c Code	Income	Current Year as on 31st March 2022	Previous Year as on 31st March 2021
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
41	To Wages	-	10,39,770.00				
42	To Overtime	-	-				
43	To Honarium	-	-				
44	To Other Office Expenses	4,16,319.01	4,17,334.00				
45	To expenditure on Research *	4,80,000.00	-				
46	To Consultation expenses	1,30,080.00	8,81,548.00				
47	To Seminars and Expenses	-	1,00,302.00				
48	To Publications of Real Estate Regulatory Authority	13,888.00	-				
49	To Rent and Taxes	20,87,504.00	1,63,350.00				
50	To Interest on Loans	-	-				
51	To Promotional Expenses (Refer Note. 3)	10,10,123.00	6,50,246.00				
52	To membership fee	-	-				
53	To Subscription	1,18,000.00	1,18,000.00				
54	To Others :	-	-				
54.1	To Leave Salary and Pension	-	-				
54.2	Contribution	-	-				
54.3	To Audit Fee	1,77,000.00	-				
54.4	To Misc :	-	-				
54.4.1	Registration Charges	1,48,502.00	-				
54.4.2	Communication Expenses	97,939.00	-				
54.4.3	Income tax late fee	19,150.00	-				
54.4.4	Power Charges	1,16,662.00	-				
54.4.5	Repairs & Maintenance	15,390.00	-				
54.4.6	Bank Charges	10,759.28	2,481.28				
54.4.7	Audit and Other Service Charges	11,625.00	3,000.00				

(Signature)
Er. M.P. MATHEWS
MEMBER
Kerala State Real Estate Regulatory Authority

(Signature)
PREEETHA P. MENON
Member
Kerala Real Estate Regulatory Authority

KERALA REAL ESTATE REGULATORY AUTHORITY
NEAR PENTECOSTAL CHURCH PLAMOODU-CHARACHIRA ROAD, THIRUVANANTHAPURAM-695003

INCOME AND EXPENDITURE ACCOUNT FOR THE 1ST APRIL 2021 TO 31ST MARCH 2022

(In Rupees)

A/c Code	Expenditure	Current Year as on 31st March 2022	Previous Year as on 31st March 2021	A/c Code	Income	Current Year as on 31st March 2022	Previous Year as on 31st March 2021
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
54.4.8	Others	2,532.00	1,94,542.00				
55	To Depreciation (Refer Note. 5)	5,77,330.10	3,78,179.19				
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	4,83,32,605.67	14,15,74,471.94				
	Total	9,39,02,932.06	16,22,16,737.41		Total	9,39,02,932.06	16,22,16,737.41



Member(s) (Signature)

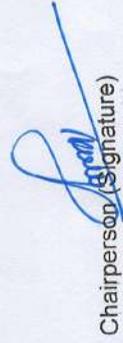
PREEETHA P. MENON
Member

Kerala Real Estate Regulatory Authority



Er. M.P. MATHEWS
MEMBER

Kerala State Real Estate Regulatory Authority



Chairperson (Signature)
P. J. KARRIYAN

Chairman
Kerala Real Estate Regulatory Authority

KERALA REAL ESTATE REGULATORY AUTHORITY
NEAR PENTECOSTAL CHURCH PLAMOODU-CHARACHIRA ROAD, THIRUVANANTHAPURAM-695003

BALANCE SHEET AS ON 31ST MARCH 2022

(In Rupees)

A/c Code	Liabilities	Current Year as on 31st March 2022	Previous Year as on 31st March 2021	A/c Code	Assets	Current Year as on 31st March 2022	Previous Year as on 31st March 2021
68	Funds :			72	Fixed Assets :		
68.1	Capital Fund			72.1	Gross Block at Cost	33,48,695.99	18,55,195.00
68.2	Add Excess of Income over Expenditure/less excess of Expenditure over Income	4,83,32,605.67	14,15,74,471.94	72.2	Less Cumulative depreciation (Refer Note 5)	9,90,023.38	4,12,693.29
68.3	Other Funds (Specify)	-	-	72.3	Net Block	23,58,672.61	14,42,501.71
69	Reserves	20,18,26,463.41	6,02,51,991.47	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	67,069.30	-	74.2.1	Fixed Deposit with Treasury	20,00,00,000.00	18,00,00,000.00
				74.2.2	Rent Deposit	6,70,500.00	-
				75	Loans and Advances :		
				75.1	Account with Government	15,20,708.00	-
				75.2	Advance to Contractor	35,26,838.00	15,33,437.00
				76	Sundry Debtors	-	-
				77	Cash and Bank Balances	4,21,49,419.78	1,88,50,524.70
				78	Other Current Assets	-	-
	Total	25,02,26,138.38	20,18,26,463.41		Total	25,02,26,138.39	20,18,26,463.41

Accounting Policies and Notes :


 Member(s) (Signature)
PREETHA P. MENON
 Member
 Kerala Real Estate Regulatory Authority


Er. M.P. MATHEWS
 MEMBER
 Kerala State Real Estate Regulatory Authority


 Chairperson (Signature)
P. H. KURIAN
 Chairperson
 Kerala Real Estate Regulatory Authority

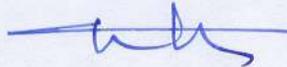
KERALA REAL ESTATE REGULATORY AUTHORITY
NEAR PENTECOSTAL CHURCH PLAMOODU-CHARACHIRA ROAD, THIRUVANANTHAPURAM-695003

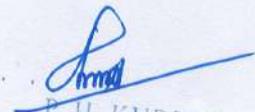
Significant Accounting Policies & Notes to Accounts for the year ended March 31, 2022

1. Significant Accounting Policies

- 1.1 Section 20 of the Real estate (Regulation and Development) Act 2016(Central Act 16 of 2016) empowers the Government to establish an Authority known as the Kerala Real Estate Regulatory Authority to exercise the powers conferred on it and to perform the functions assigned to it under the said Act. Kerala Real Estate Regulatory Authority is constituted vide GP(P) NO. 65/2019/LSGD dated 5/10/2019 under section 20 of the Real Estate (Regulation and Development) Act 2016. The authority is constituted for regulation and promotion of the real estate sector in an efficient and transparent manner and to protect the interest of the consumers in the real estate sector and to establish an adjudicating mechanism for speedy dispute redressal.
- 1.2 **Basis of Preparation of Financial Statements**
- The financial statements have been prepared under the historical cost convention on a going concern basis, in accordance with the generally accepted accounting principles in India (Indian GAAP), subject to what is stated herein below, as adopted consistently by the organization, the presentations being governed by their substance over form.
 - The organization follows cash system of accounting and recognizes significant items of income & expenditure on cash basis.
 - The financial statements include the income and expenditure of Real Estate Appellate Tribunal incurred on behalf of Real Estate Regulatory Authority.
- 1.3 **Fixed Assets**
Gross Block of Fixed Assets are shown at the cost of acquisitions including duties, taxes and other expenses directly attributable to bringing the assets to its working condition for the intended use.
- 1.4 **Depreciation.**
Depreciation is provided for on fixed assets at the rates prescribed in the Income Tax Act, 1961. The depreciation rates are as follows:
- Furniture & Electrical Fittings – 10%
 - Plant & Machinery - Computer & Accessories – 40%
 - Plant & Machinery – Air Conditioner, Office Equipment & UPS – 15%
 - Intangible Asset – Software – 25%
- 1.5 In the opinion of the management and to the best of our knowledge and belief, the value on realization of loans, advances and other current assets in the ordinary course of business will not be less than the amount at which they are stated in the Balance sheet.
- 1.6 The applicability of tax and fact of application made for exemption from tax were not disclosed.


PREETHA P. MENON
Member
Kerala Real Estate Regulatory Authority


Er. M.P. MATHEWS
MEMBER
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P. H. KURIAN
Chairman
Kerala Real Estate Regulatory Authority

KERALA REAL ESTATE REGULATORY AUTHORITY
NEAR PENTECOSTAL CHURCH PLAMOODU-CHARACHIRA ROAD, THIRUVANANTHAPURAM-695003

Note 2
To Fees

Particulars	As at March 31, 2022	As at March 31, 2021
Fee for Registration of Projects and Agents		
Fee - Ongoing Projects	1,85,88,014.01	12,71,58,419.87
Fee - Plot Registration	-	46,335.00
Fee - New Projects	5,52,84,549.05	2,41,55,449.75
Fee - Agents Registration	36,75,000.00	48,75,000.00
	-	
Fee for filing complaints before Authority and Adjudicating Officer		
Fee - Complaint	3,09,400.00	3,50,000.79
Fee - Compensation	1,51,000.00	2,16,500.00
	-	
Other Fees		
Fee - Copy of Document	94,685.00	12,950.00
Fee-Correction	94,000.00	
Fee-Extention	4,68,384.00	
Fee - Filing Charges	66,000.00	25,000.00
Total	7,87,31,032.06	15,68,39,655.41

Note 3
To Promotional Expenses

Particulars	As at March 31, 2022	As at March 31, 2021
Promotional Expenses	10,10,123.00	6,50,246.00
Total	10,10,123.00	6,50,246.00

Note 4
Cash and Bank Balances

Particulars	As at March 31, 2022	As at March 31, 2021
Cash in Hand	621.00	5,399.00
SBI Fund A/c No. 38939416412	1,57,91,734.53	1,01,72,343.75
District Treasury-Trivandrum. TSB Account	1,90,16,897.00	53,76,468.00
State Bank of India A/c no.39612771095	73,40,166.95	29,03,997.95
Penalty- SBI	0.30	-
District Treasury-Årrear Salary Account		3,92,316.00
Total	4,21,49,419.78	1,88,50,524.70


PREETHA P. MENON
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Kerala Real Estate Regulatory Authority


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P. H. K. M. N.
Chairman
Kerala Real Estate Regulatory Authority

KERALA REAL ESTATE REGULATORY AUTHORITY
NEAR PENTECOSTAL CHURCH PLAMOODU-CHARACHIRA ROAD, THIRUVANANTHAPURAM-695003

Note 5
Fixed Asset

Sl No	Particulars	Gross Block			Accumulated Depreciation			Net Block	
		Balance as at April 01, 2021	Additions during the Year	Balance as at March 31, 2022	Balance as at April 01, 2021	Depreciation for the Year	Balance as at March 31, 2022	Balance as at March 31, 2021	
		In ₹	More than 180 Days In ₹	Less than 180 Days In ₹	In ₹	In ₹	In ₹	In ₹	In ₹
	Tangible Assets								
	Furniture &								
1	Electrical Fittings	6,00,160.00	8,79,375.00	81,125.99	55,464.53	1,46,463.35	2,01,927.86	13,58,733.13	5,44,695.46
2	Computer & Accessories	10,33,000.00	1,01,440.00	2,35,500.00	3,18,984.00	3,73,282.40	6,92,266.40	6,77,673.60	7,14,016.00
3	Air Conditioner	1,13,300.00	-	-	24,217.88	13,362.32	37,580.19	75,719.81	89,082.13
4	UPS	5,800.00	81,500.00	-	1,160.00	12,921.00	14,081.00	73,219.00	4,640.01
5	Office Equipment		2,560.00	1,12,000.00		8,784.00	8,784.00	1,05,776.00	-
	Intangible Assets								
1	Software	1,02,935.00	-		12,866.89	22,517.03	35,383.93	67,551.07	90,068.12
	Total	18,55,195.00	10,64,875.00	4,28,625.99	4,12,693.29	5,77,330.10	9,90,023.38	23,58,672.61	14,42,501.71



PREEETHA P. MENON
 Member
 Kerala Real Estate Regulatory Authority



Er. M.P. MATHEWS
 MEMBER
 Kerala State Real Estate Regulatory Authority



P. J. S. KURIAN
 Chairman
 Kerala Real Estate Regulatory Authority

17. Annual Report- Form P

Details of Real Estate Projects

Sr.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	NANMA PROPERTIES LTD	NANMA PROPERTIES LTD., 34/137D EASTERN CORPORATE OFFICE, NH BYPASS EDAPPALLY,, EDAPPALLY,, EASTERN CORPORATE OFFICE, KANAYANNUR, ERNAKULAM, KERALA- 682024	New NANMA EASTFORT MUVATTUPUZHA, THOTTUMKALPEEDIKA, MARADY, MUVATTUPUZHA, ERNAKULAM, KERALA- 686673	827340	K-RERA/PRJ/ERN/004/2021	12-04-2021	10-12-2025		
2	LEVEL 100 REALTY PVT LTD	56/367 D1,, FIRST FLOOR, ILLYS ARCADE, PANAMPILLY NAGAR,, KANAYANNUR, ERNAKULAM, KERALA- 682036	New ECO ONE KURINJI - PUTHENCROUZ ROAD, PUTHENCROUZ, AIKARANAD SOUTH, KUNNATHUNAD, ERNAKULAM, KERALA- 682308	34100	K-RERA/PRJ/ERN/005/2021	13-04-2021	01-02-2023		
3	OMG PROPERTIES PRIVATE LIMITED	18/465-19,FIRST FLOOR,, VICTORY CORNER, KOPPAM, PALAKKAD, KERALA, 678001	New LIFE SPACE VILLAS KARUKUTTY PO ,ALPHONSE NAGAR,KARUKUTTY,ALUVA,ERNAKULAM,KERALA,683576	63028.7	K-RERA/PRJ/ERN/006/2021	22-04-2021	14-02-2026		
4	DREAM FLOWER HOUSING PROJECTS PVT LTD	DOOR NUMBER 49/1295E, DREAMFLOWER,, PONEKKARA ROAD, EDAPPALLY P O, ERNAKULAM, KERALA, 682024	Ongoing DREAMFLOWER ZEPHVR PERIGATTU ROAD,KAVARA PARAMBU ROAD,EDAPPALLY SOUTH,KANAYANNUR,ERNAKULAM,KERALA,682025	48321.5	K-RERA/PRJ/ERN/008/2021	26-04-2021	30-10-2020		
5	HILITE BUILDERS PVT LTD	G-1003,, BUSINESS PARK,, HILITE CITY, GA. COLLEGE P O, KOZHIKODE, KERALA, 673014	New HILITE ATHENA IRINGALLUR,OLAVANNA,KOZHIKODE,KERALA,673014	228724	K-RERA/PRJ/KKD/009/2021	27-04-2021	31-12-2023		
6	INDUS GRATIA CREATIVE HOMES PVT LTD	MATRIX ROYALE, POLAKULAM ROAD, TRIPUNITHURA, NEAR STATUE JUNCTION, KANAYANNUR, ERNAKULAM, KERALA- 682301	New SKY CITY VILLAS PINARMUNDA, PERINGALA, KUNNATHUNAD, KUNNATHUNAD, ERNAKULAM, KERALA- 683565	52693.5	K-RERA/PRJ/ERN/011/2021	05-05-2021	19-03-2026		
7	SIRIUS HOTELS AND RESORTS PRIVATE LIMITED	MANAKADAVIL,, KANIYAMPUZHA CROSS RD, EROOR, THIRUPUNITHURA, ERNAKULAM, KERALA, 682306	New BLUE MOUNTAIN MUTHUVANKUDY,VELLATHUVAL, ANACHAL,,KUNJITHANNY,DEVIKU LAM, IDUKKI,KERALA,685613	199044	K-RERA/PRJ/IDK/012/2021	05-05-2021	31-12-2023		
8	ASSET HOMES PRIVATE LIMITED	ASSET HOMES PVT LTD,ASSET CENTRALE,XV/246C,, NH BYPASS,KUNDANNOOR JN, MARADU P.O., ERNAKULAM, KERALA, 682304	New ASSET CHAMBER CHOYVA,ELAYAVOOR,KANNUR,KANNUR,KERALA,670001	790456.5	K-RERA/PRJ/KNR/010/2021	05-05-2021	30-06-2025		

9	VARMA HOMES PRIVATE LIMITED	G-129, 55/938(A), 3RD CROSS ROAD, PANAMPILLY NAGAR, ERNAKULAM, KERALA, 682036	New	VARMA CONNEKT VENNALA,ANDRAPER ESTATE ROAD,EDAPPALLY SOUTH,KANAYANNUR,ERNAKULA M,KERALA,682028	227739.3	K-RERA/PRJ/ERN/014/2021	15-05-2021	01-12-2025
10	MERITRA HOMES PVT LTD	3RD FLOOR, VALLAMATTAM ESTATE, M G ROAD, RAVIPURAM, ERNAKULAM, KERALA, 682015	New	NEAR PALACE OVAL GROUND, TRIPUNITHURA,HOSPITAL ROAD, MINI BYE PASS, TRIPUNITHURA,THEKKUMBHAGOM KANAYANNUR KANAYANNUR ER	249357.5	K-RERA/PRJ/ERN/013/2021	15-05-2021	31-10-2024
11	SEA WIND REALTORS INDIA PRIVATE LIMITED	36/2342,II FLOOR, DD TRADE TOWER, KALOOR- KADAVANTHARA ROAD, KALOOR, ERNAKULAM, KERALA, 682017	New	DD DIAMOND PARK KURIACHIRA,ANCHERI,OLLUR, THRISSUR, THRISSUR,KERALA,680006	784984.9	K-RERA/PRJ/TSR/015/2021	21-05-2021	30-06-2025
12	NAVERA BUILDERS PRIVATE LIMITED	HOUSE NO -65 WARD NO. 1, KONDUVATTATHU HOUSE, MUDIYOORKONAM PANDALAM, PATHANAMTHITTA, KERALA, 689501	New	NAVERA SIGNATURE VIYYUR, THRISSUR, THRISSUR, KERALA, L.A, 680010	286341	K-RERA/PRJ/TSR/016/2021	24-05-2021	31-12-2023
13	MAHESH AYANIMOODU VIJAYAN	TC 14/1109 / 2 DWARAKA, , HILLTOP HOUSING COLONY, THURUVIKAL P.O., THIRUVANANTHAPURAM, KERALA,695011	New	DASCO ROYAL VALLEY PHASE 2 POTHENCODE, VEMBAYAM ROAD,VEMBAYAM,NEDUMANGA D,THIRUVANANTHAPURAM,KERALA L.A,695584	77295	K-RERA/PRJ/TVM/017/2021	02-06-2021	05-05-2024
14	ASIAN DEVELOPERS	37/2014A1,, SUBASH CHANDRA BOSE ROAD, JAWAHAR NAGAR,KADAVANTHRA, ERNAKULAM, KERALA, 682020	New	COCHIN MUNICIPAL CORPORATION,VIDHYA NAGAR JCT ROAD,ELAMKULAM,KANAYANNU R, ERNAKULAM,KERALA,682036	145823	K-RERA/PRJ/ERN/018/2021	07-06-2021	31-12-2025
15	VARMA HOMES PRIVATE LIMITED	G-129, 55/938(A), 3RD CROSS ROAD, PANAMPILLY NAGAR, ERNAKULAM, KERALA, 682036	New	VARMA NORTHLIGHT THRIPIUNITHURA,MULLACKAL NAGAR ROAD,NADAMA,KANAYANNUR,ERNAKULAM,KERALA,682301	143096.5	K-RERA/PRJ/ERN/021/2021	11-06-2021	31-08-2026
16	FORUS INITIATIVES	FLAT B,FORUS TOWN HOUSE, SHANTI LANE, CHEMBUKAVU, THRISSUR, KERALA, 680020	New	FORUS GAZANIA POONKUNNAM,POONKUNNAM,THRISSUR, THRISSUR, KERALA, ALA,680002	399006.5	K-RERA/PRJ/TSR/020/2021	11-06-2021	31-12-2027
17	DHARMIC LIVING PVT LTD	DOOR NO.62, 5TH FLOOR, TIME SQUARE, , ATT COLONY, BALASUNDARAM ROAD, COIMBATORE, TAMIL NADU, 641018	New	VICTORIA REALTORS TANIMA PONNORE,PONNORE,EDAKKALATHUR, THRISSUR, THRISSUR,KERALA, 680552	153290	K-RERA/PRJ/TSR/019/2021	11-06-2021	01-06-2023

18	JVN HOMES PRIVATE LIMITED	IX/203, NEDIMCHALIL BUILDINGS, MC ROAD, ERNAKULAM, KERALA, 686669	New	JVN CENTRAL MC ROAD, VELLOORKUNNAM, MUVATTUPUZHA, ERNAKULAM, KERALA, 686669	139689.5	K-RERA/PRJ/ERN/022/2021	14-06-2021	17-05-2025
19	OMG PROPERTIES PRIVATE LIMITED	18/465-19, FIRST FLOOR, VICTORY CORNER, KOPPAM, PALAKKAD, KERALA, 678001	New	DAFFODIL GARDEN VILLAS VARADIYAM, AVANNUR, THRISSUR, KERALA, 680022	117640	K-RERA/PRJ/TSR/023/2021	21-06-2021	03-02-2026
20	RDS REALTIES LTD	56/849, SHIHAB THANGAL ROAD, PANAMPILLY NAGAR, ERNAKULAM, KERALA, 682036	New	RDS ECHO ELAMAKKARA, EDAPPALLY RAGHAVAN PILLAI ROAD, EDAPPALLY SOUTH, KANAYANNUR, ERNAKULAM, KER ALA, 682026	275386	K-RERA/PRJ/ERN/024/2021	22-06-2021	15-06-2025
21	DHARMIC LIVING PVT LTD	DOOR NO.62, 5TH FLOOR, TIME SQUARE, AIT COLONY, BALASUNDARAM ROAD, COIMBATORE, TAMIL NADU, 641018	New	VICTORIA REALTORS SWARAM VARADIYAM, AVANNUR, THRISSUR, KERALA, 680541	97620	K-RERA/PRJ/TSR/025/2021	24-06-2021	12-12-2022
22	KALPAKA BUILDERS PVT LTD	KALPAKA BUILDERS PVT LTD 3RDFLOOR CASAGRANTE BUILDING, BANERJI ROAD, ERNAKULAM, KERALA, 682017	Ongoing	KALPAKA PARKSIDE EDAPPALLY NORTH, KANAYANNUR, ERNAKULAM, KER ALA, 682024	27145.25	K-RERA/PRJ/ERN/026/2021	29-06-2021	31-12-2021
23	DHARMIC LIVING PVT LTD	DOOR NO.62, 5TH FLOOR, TIME SQUARE, AIT COLONY, BALASUNDARAM ROAD, COIMBATORE, TAMIL NADU, 641018	New	VICTORIA REALTORS UPASANA, ANJAM MILE, PARALI II, PALAKKAD, PALAKKAD, KERALA, 6 78611	189690	K-RERA/PRJ/PKD/028/2021	05-07-2021	01-07-2023
24	AADITHYA MANSION INDIA PRIVATE LIMITED	TC 82/984/1, CHAAHATH, VANCHIYOOR PETTAH ROAD, VANCHIYOOR P O, THIRUVANANTHAPURAM, KERALA, 695035	New	AADITHYA PARK VEILOOR, THIRUVANANTHAPRU M, KERALA, 695104	29900	K- RERA/PRJ/TVM/027/2021	05-07-2021	31-12-2022
25	SREE DHANYA HOMES PVT LTD	SREE DHANYA HOMES PVT LTD, 31/747, SASTHAMANGALAM PO, THIRUVANANTHAPURAM, KERALA, 695010	New	PINK BY SREEDHANYA VENPALAVATTOM, KADAKAMPAL LY, THIRUVANANTHAPURAM, KERALA, 695029	981157.5	K- RERA/PRJ/TVM/029/2021	07-07-2021	31-12-2026
26	OMG PROPERTIES PRIVATE LIMITED	18/465-19, FIRST FLOOR, VICTORY CORNER, KOPPAM, PALAKKAD, KERALA, 678001	New	AMETHYST PRIYANAGAR, ANGAMMALY, ALUVA, ERNAKULAM, KERALA, 683589	52639	K-RERA/PRJ/ERN/030/2021	15-07-2021	05-05-2025

27	ANTA BUILDERS & DEVELOPERS PVT LTD	VANDANATHIL,, MANGAJTOOR,, KOLENCHERY,, KUNNATHUNAD, ERNAKULAM, KERALA- 682311	Ongoing	ANTA - QUEENS GARDEN P J ANTONY ROAD, PACHALAM, KALOOR,, ERNAKULAM, KANAYANNUR, ERNAKULAM, KERALA- 682023	134941.75	K-RERA/PRJ/ERN/031/2021	19-07-2021	31-08-2023	
28	ANTA BUILDERS & DEVELOPERS PVT LTD	VANDANATHIL,, MANGAJTOOR,, KOLENCHERY, ERNAKULAM, KERALA, 682311	New	ANTA - ICON KARIKKAKAMKADAKAMPALLY, THIRUVANANTHAPURAM, KERALA,695029	633803	RERA/PRJ/TVM/032/2021	02-08-2021	31-08-2025	
29	PNR HOMES PRIVATE LIMITED	KIZHEKADUKKARAYKALVILA,, MURYANKARA,, PARASSALA, THIRUVANANTHAPURAM, KERALA, 695502	Ongoing	SILVER SPRING KAZAKOOTTAM,KALPANAGAR,K ADINAMKULAM,THIRUVANANTH APRUAM, KERALA,695582	15570	K- RERA/PRJ/TVM/033/2021	04-08-2021	26-12-2022	
30	PUTRI BUILDERS AND CONTRACTORS PRIVATE LIMITED	TC 21/3396 - 1,, MURAPPANCODE TEMPLE LINE, MUKKOLAKKAL, THIRUVANANTHAPURAM, KERALA, 695015	New	PUTRI BHOOMI VELLAVITTAMBALAM, THIRUMULLAVARAM STREET, KOLLAM WEST, KOLLAM, KERALA,691012	71532	K- RERA/PRJ/KLM/034/2021	04-08-2021	15-07-2023	
31	SILPI PROJECTS	XVIII/335,, MAIN ROAD, TRIPUNITHURA, ERNAKULAM, KERALA, 682301	New	SILPI MARIGOLD CHERTHALA,KSRTC ROAD,CHERTHALA SOUTH,CHERTHALA,ALAPPUZHA, KERALA,688524	142158	K-RERA/PRJ/ALP/035/2021	04-08-2021	05-05-2024	
32	SMS BUILDERS	60/1201A,, VARGHESE THITTEL ROAD, SOUTH PANAMPILLY NAGAR, ERNAKULAM, KERALA, 682020	New	SMS SHRISHTI MANOOR ROAD (OLD POST OFFICE ROAD), MARADU, KANAYANNUR, ERNAKULAM, KERALA,682304	92345	K-RERA/PRJ/ERN/036/2021	11-08-2021	26-02-2024	
33	OMG PROPERTIES PRIVATE LIMITED	18/465-19,FIRST FLOOR,, VICTORY CORNER, KOPPAM, PALAKKAD, KERALA, 678001	New	DAHLIA VILLAS BEHING MARUTHA ROAD VILLAGE,MARUTHUROAD, PALAKKAD,KERALA,678007	63240	K-RERA/PRJ/PKD/037/2021	13-08-2021	01-06-2026	
34	PNR HOMES PRIVATE LIMITED	KIZHEKADUKKARAYKALVILA,, MURYANKARA,, PARASSALA, THIRUVANANTHAPURAM, KERALA, 695502	New	PARADISE SHANATHI NAGAR,STATION KADAVU,ATTIPRA, THIRUVANANT HAPRUAM, KERALA,695582	81986.5	RERA/PRJ/TVM/040/2021	24-08-2021	15-08-2024	
35	JAYARAJ PROPERTIES	SURUMPLAZA,, FORTMAIDAN,, PALAKKAD, KERALA, 678001	New	JAYARAJ SRISHTI SEKHARIPURAM,CALICUT BYE PASS ROAD,PALAKKAD- 2,PALAKKAD,PALAKKAD,KERALA, 678001	829245	K-RERA/PRJ/PKD/039/2021	24-08-2021	31-12-2027	

36	KERALA STATE HOUSING BOARD	HOUSING BOARD BUILDINGS,, SS KOVIL ROAD, SANTHINAGAR, THIRUVANANTHAPURAM, KERALA, 695001	New	PRAVASI HOUSING PROJECT- PHASE 1 KSHB MEDICAL COLLEGE HOUSING SCHEME,CHEVA YUR,KOZHICODE, KOZHICODE,KERALA,673008	163867.9	K- RERA/PRJ/KKD/038/2021	24-08-2021	30-04-2023
37	SALIM ASSOCIATES BUILDERS AND DEVELOPERS PRIVATE LIMITED	GMC-XX/53 3, NANDANAM ARCADE,, THIRUVENKITAM, GURUVAYOOR,, THRISSUR, KERALA, 680101	New	NANDANAM GREENWOODS VIYYUR, VIYYUR, VIYYUR, THRISSUR,, KERALA, 680010	202927.5	K-RERA/PRJ/TSR/041/2021	25-08-2021	31-03-2026
38	ASSET HOMES PRIVATE LIMITED	ASSET HOMES PVT LTD,ASSET CENTRALE,,XV/246C,,NH BYPASS,KUNDANOOR JN, MARADU P.O, ERNAKULAM, KERALA, 682304	New	ASSET I - FUTURE WELFARE DESHYAKAVALA- THOPPILMADAM ROAD, NGO QUARTERS, KAKANADU, NEAR NAVA NIRMAN PUBLIC SCHOOL, KOCHIDESHYAKAVALA, VAZHAK KALA KANAYANATHUR, ERNAKULA NIRVANA BY AVNI HOMES KIZHAKKABALAM, KAKKANAD - PALLIKKARA ROAD, KIZHAKKAMBALAM, KUNNATHUNAD, ERNAKULAM, KERALA, 682019	416274	K-RERA/PRJ/ERN/042/2021	25-08-2021	30-07-2025
39	AVNI HOMES	54/2588-B, 1ST FLOOR, HDFC BANK BUILDING,, SUBHASH CHANDRA BOSE ROAD, JAWAHAR NAGAR, ERNAKULAM, KERALA, 682019	New	DD QUEENS SQUARE NEAR THRIKKAKKARA TEMPLE,,MODEL ENGINEERING COLLEGE ROAD, VAZHAKKALA, KANAYANNUR, ERNAKULAM, KERALA, 682021	179750	K-RERA/PRJ/ERN/043/2021	26-08-2021	31-12-2025
40	DESAI HOMES	II FLOOR, DD TRADE TOWER,, KALOOR-KADAVANTHARA ROAD, KALOOR, ERNAKULAM, KERALA, 682017	New	CONFIDENT OAKWOOD NAIR PEEDIKA JUNCTION, AMBALAKOTH ROAD, NELLIKODE, KOZHICODE, KOZHICODE, KERALA, 673008	1044450	K-RERA/PRJ/ERN/044/2021	26-08-2021	31-12-2026
41	CONFIDENT PROJECTS RESIDENTIAL	574, PARK HOUSE,, 80 FEET ROAD , 8TH BLOCK, KORAMANGALA, BANGALORE, KARNATAKA, 560095	New	CONFIDENT HORIZON ANANDESWARAM, SREEKARYAM KATTAYIKONAM, ULIYAZHATHUR THIRUVANANTHAPURAM, KERALA, 695581	430644	K- RERA/PRJ/KKD/045/2021	26-08-2021	17-08-2026
42	CONFIDENT PROJECTS RESIDENTIAL	574, PARK HOUSE,, 80 FEET ROAD , 8TH BLOCK, KORAMANGALA, BANGALORE, KARNATAKA, 560095	New	DD JAL DARSHAN AAKKULAM, ULLOOR- AAKKULAM ROAD, CHERUAKKAL, THIRUVANANTHAPURAM, THIRUVANANTHAPURAM, KERALA, 695017	728985	K- RERA/PRJ/TVM/046/2021	26-08-2021	06-10-2026
43	DESAI RACHANA PRIVATE LIMITED	36/2342 II FLOOR DD TRADE TOWER, KALOOR-KADAVANTHARA ROAD, KALOOR, ERNAKULAM, KERALA, 682017	New	ANTA - TROPICALIA KOVALAM, VELLAR JUNCTION, VEGANOOR, THIRUVANANTHAPURAM, KERALA, 695527	665976	K- RERA/PRJ/TVM/048/2021	31-08-2021	31-12-2026
44	ANTA BUILDERS & DEVELOPERS PVT LTD	VANDANATHIL,, MANGATTOOR, KOLENCHERY, ERNAKULAM, KERALA, 682311	New		144703	K- RERA/PRJ/TVM/047/2021	31-08-2021	30-09-2023

45	DEODATE ENVIRONMENTAL HOMES PVT LTD	KNRA 3A/LALITH, GOLF LINKS ROAD, KOWDIYAR, THIRUVANANTHAPURAM, KERALA, 695571	New	DEODATE SKYPARK PULLUKADU, PULLUKADU ROAD, ATTIPRA, THIRUVANANTHAPURAM, KERALA, 695581	248200	K- RERA/PRJ/TVM/049/2021	14-09-2021	08-03-2026
46	SKYLINE FOUNDATIONS AND STRUCTURES PRIVATE LIMITED	3502,, NEAR HAMSIA IOC SERVICE STATION, DHARMAPARAM COLLEGE POST, BANGALORE, KARNATAKA, 560029	New	SFS HIGHLAND PARK KARUMAKKAD JUMA MASJID ROAD, VAZHAKKALA, KANAYANNUR, ERNAKULAM, KERALA, 682021	1015516	K- RERA/PRJ/ERN/050/2021	16-09-2021	31-05-2025
47	M/S SKYLINE BUILDERS	SKYLINE HOUSE, DOOR NO. 33/1915 A-H, J.K., N H BYE PASS, VENNALA, ERNAKULAM, KERALA, 682028	New	SKYLINE UPPER CREST SASATHAMANGALAM, THIRUVANANTHAPURAM, KERALA, 695010	616494	K- RERA/PRJ/TVM/051/2021	16-09-2021	31-10-2026
48	VTHREE HOMES AND INFRASTRUCTURE INDIA PRIVATE LIMITED	DOOR NO. 25/440 20,, ABOOBACKER ROAD, NEAR MANJAKULAM MOSQUE, PALAKKAD, KERALA, 678014	New	V3 FELIZ CASA KALLEKKAD, PIRIYARI, PALAKKAD, KERALA, 678006	161845.5	K- RERA/PRJ/PKD/052/2021	23-09-2021	31-08-2024
49	OMG PROPERTIES PRIVATE LIMITED	18/465-19, FIRST FLOOR,, VICTORY CORNER, KOPPAM, PALAKKAD, KERALA, 678001	New	MAYFLOWER VILLAS VELLANIKKARA, THRISSUR, KERALA, 680651	96336.6	K- RERA/PRJ/TSR/053/2021	23-09-2021	14-09-2026
50	HILITE BUILDERS PVT LTD	G-1003, BUSINESS PARK,, HILITE CITY, GA COLLEGE P.O, KOZHIIKODE, KERALA, 673014	New	HILITE FLORINA IRINGALLUR, OLAVANNA, KOZHIIKODE, KERALA, 673014	660157.7	K- RERA/PRJ/KKD/054/2021	24-09-2021	25-09-2025
51	PRIME PROPERTY DEVELOPERS	3RD FLOOR, PPD TEMPLE SQUARE,, AMBALAMUKKU, AMBALAMUKKU, THIRUVANANTHAPURAM, KERALA, 695003	New	PRITHVI PULLUKAD, ATTIPRA, THIRUVANANTHAPURAM, KERALA, 695011	1981210	K- RERA/PRJ/TVM/055/2021	06-10-2021	31-12-2027
52	BUILDOWN DEVELOPERS PRIVATE LIMITED	NO.B/561(1) 1ST FLOOR, PADANAD BUILDING,, EDACHIRA ROAD, KAKKANAD, ERNAKULAM, KERALA, 682030	New	THE CLOUD VILLE NAVODAYA MILLUMPADI, NAVODAYA MILLUMPADI, KAKKANAD, KANAYANNUR, ERNAKULAM, KERALA, 682030	198418.4	K- RERA/PRJ/ERN/060/2021	06-10-2021	03-05-2026
53	A. A ABDUL LATHIF	10/1749/3/CIDBI CORDIAL COURT,, HIGH ROAD, THRISSUR, THRISSUR, KERALA, 680001	New	CIDBI CHALET VIJAYADEEPAM VAYANASALA ROAD, KANNANKULANGARA, CHIYYARAM, THRISSUR, KERALA, 680007	190770	K- RERA/PRJ/TSR/059/2021	06-10-2021	31-12-2023

54	LEVI THOMAS	CHELAMOOTIL.,,MADAMPAM.,, KANNUR, KERALA,670631	New	LEVIS CASA CHETTIPEDIKA,THULICHERYPUZ HATHI, KANNUR, KERALA,670005	100499	K- RERA/PRJ/KNR/058/2021	06-10-2021	31-10-2023
55	SHANOR PROJECTS AND REALTORS PVT LTD	INDIA TOWER, 1 ST FLOOR.,, EDAPAZHANJI, VAZHUTHACAUD, THIRUVANANTHAPURAM, KERALA, 695014	New	SHANOR TECH MERIDIAN KULATHOOR,ATTIPRA, THIRUVANANTHAPURAM, KERALA,695583	436500.5	K- RERA/PRJ/TVM/057/2021	06-10-2021	31-03-2026
56	SKYLINE FOUNDATIONS AND STRUCTURES PRIVATE LIMITED	3502., NEAR HAMSJA IOC SERVICE STATION, DHARMAPARAM COLLEGE POST, BANGALORE, KARNATAKA, 560029	New	MUZHUTHIRIVAVATTOM,MURUK KUMPUZHA,SUB DISTRICT,PALLIPURAM TRIVANDRUM,THIRUVANANTHAP URAM, KERALA,603316	1039075	K- RERA/PRJ/TVM/056/2021	06-10-2021	31-08-2025
57	ABAD BUILDERS PVT LTD	8TH FLOOR,NUCLEUS MALL AND OFFICE, NH.85, KUNDANNOOR PETTA ROAD, POONITHURA, ERNAKULAM, KERALA, 682304	New	ABAD INSPIRATIONS KALOOR,STADIUM LINK ROAD,POONITHURA,KANAYANNU R,ERNAKULAM,KERALA,682017	495731.5	K-RERA/PRJ/ERN/061/2021	18-10-2021	31-05-2024
58	ULCCS IT INFRASTRUCTURE PRIVATE LIMITED	OP 13/35.,, MADAPPALLY COLLEGE, VATAKARA, KOZHIKODE, KERALA, 673102	New	ONE ANTHEM UL CYBERPARK, NELLIKODE, NELLIKODE,KOZHIKODE,KERALA, 673016	1771785	K- RERA/PRJ/KKD/062/2021	02-11-2021	30-08-2023
59	PENTIUM CONSTRUCTION PRIVATE LIMITED	SJ PATEL BUSINESS CHAMBERS 2ND FLOOR ,NO.2/2, 2ND MAIN.,, VINAYAKA CIRCLE, PALACE GUTTAHALLI, BANGALORE, KARNATAKA, 560003	New	PENTIUM TRANQUIL VERTICAL HOME KARAPARAMBA,NELLIKAVU ROAD,KACHERY,KOZHIKODE,KOZ HIKODE, KERALA,673006	193868.9	K- RERA/PRJ/KKD/063/2021	05-11-2021	04-08-2024
60	PUSHPAGIRIYIL BUILDERS AND DEVELOPERS	37, 37 TP VII/37 PUSHPAGIRI VEEDU.,, NETHAJI JUNCTION, URUKUNNU P.O., KOLLAM, KERALA, 691307	New	PUSHPAGIRIYIL SANTOS CITY ANJILITHANAM,PAIYPPADU,CHAN GANASSERY, KOTTAYAM,KERALA,686101	612602	K- RERA/PRJ/KTM/065/2021	08-11-2021	01-09-2026
61	ASSET HOMES PRIVATE LIMITED	ASSET HOMES PVT LTD,ASSET CENTRALE,XV/246C.,, NH BYPASS,KUNDANNOOR JN, MARADU P.O, ERNAKULAM, KERALA, 682304	New	ASSET CELESTE MADHAVANPADI,PUTHUPPALLY KOTTAYAM,KOTTAYAM,KOTTAY AM, KERALA,682010	279704.5	K- RERA/PRJ/KTM/064/2021	08-11-2021	31-05-2024
62	DESAI RACHANA PRIVATE LIMITED	36/23/42 II FLOOR DD TRADE TOWER, , KALOOR -KADAVANTHARA ROAD, KALOOR, ERNAKULAM, KERALA, 682017	New	DD JADE TOWER KOLAZHI GRAMA PANCHAYATH,POTTOR- KOLAZHI,POTTORRE,THRISSUR, KERALA,680581	480893	K-RERA/PRJ/TSR/066/2021	09-11-2021	31-12-2026

63	SREE DHANYA HOMES PVT LTD 31/747,, SASTHAMANGALAM PO,, THIRUVANANTHAPURAM, KERALA, 695010	New	ROME BY SREE DHANYA SANTHOSH NAGAR, KUDAPPANAKUNNU, THIRUVANANTHAPURAM, KERALA,695025	372557.2	K- RERA/PRJ/TVM/068/2021	12-11-2021	01-12-2026
64	FAVOURITE CONSTRUCTIONS PRIVATE LIMITED TC 82/2336(2) (OLD 26/2469), FAVOURITE HOMES,, STATUE- GENERAL HOSPITAL ROAD, STATUE, THIRUVANANTHAPURAM, KERALA, 695001	New	THE FAVOURITE FAVOURITE HOMES NEAR TRAVANCORE FLOUR MILL,KALPANA STREET,MENAMKULAM, THIRUVANANTHAPURAM, KERALA,695301	582293.5	K- RERA/PRJ/TVM/067/2021	12-11-2021	10-11-2024
65	CONDOR BUILDERS PVT LTD CONDOR PLAZA,, TC 2/2421 PATTOM, PATTOM, THIRUVANANTHAPURAM, KERALA, 695004	New	CONDOR PRIMROSE KUMARAPURAM,KANNANMOOLA ROAD, KUMARAPURAM,PATTOM, THIRUVANANTHAPURAM, KERALA,695011	412290	K- RERA/PRJ/TVM/069/2021	16-11-2021	31-12-2025
66	ASSET HOMES PRIVATE LIMITED ASSET HOMES PVT LTD,ASSET CENTRALE,XV/246C,, NH BYPASS,KUNDANLOOR JN, MARADU P.O, ERNAKULAM, KERALA, 682304	New	ASSET LUMINANCE KOLLAMKUDIMUGAL,VAZHAKKA LA,KANAYANNUR,ERNAKULAM,K ERALA,682021	119886	K-RERA/PRJ/ERN/071/2021	18-11-2021	30-11-2024
67	SKYLINE FOUNDATIONS AND STRUCTURES PRIVATE LIMITED 3502,, NEAR HAMSIA IOC SERVICE STATION, DHARMARAM COLLEGE POST, BANGALORE, KARNATAKA, 560029	New	SFS HAVELI HARITHA ROAD,EDAPPALLY SOUTH,KANAYANNUR,ERNAKULA M, KERALA,682028	277304.5	K-RERA/PRJ/ERN/070/2021	18-11-2021	31-12-2023
68	SOWPARNIKA SUPERTECH PVT LTD 750, C BLOCK,, 1ST MAIN ROAD,, AECS LAYOUT, BANGALORE,, KARNATAKA, 560037	New	SOWPARNIKA YARA KULATHOOR,KARYAVATTOM THRIPATHAPURAM ROAD,ATTIPRA, THIRUVANANTHAPURAM, KERALA,695583	518090	K- RERA/PRJ/TVM/073/2021	20-11-2021	31-12-2025
69	CRESCENT BUILDERS 6/12008, RBG ARCADE,, CHEROOTY ROAD,, KOZHIKODE, KERALA, 673032	New	MYPOD 1.0 THONDAYAD,THONDAYAD BYPASS,NELLIKODE,KOZHIKODE,K OZHIKODE,KERALA,673008	223892.9	K- RERA/PRJ/KKD/072/2021	20-11-2021	28-02-2025
70	NITHIN MICHELLE BUILDERS AND DEVELOPERS P LTD MULBERRY TOWERS,, MUNDUPALAM JUNCTION, KURIACHIRA P O, THRISSUR, KERALA, 680006	New	MULBERRY HOMES-PAM RIDGE PAMBOOR,POTTOR,KUTTOOR THRISSUR, KERALA,680013	110699.9	K-RERA/PRJ/TSR/074/2021	24-11-2021	27-07-2024
71	M/S SKYLINE BUILDERS SKYLINE HOUSE, DOOR NO. 33/1915 A-H, J.K., N H BYE PASS, VENNALA, ERNAKULAM, KERALA, 682028	New	SKYLINE THE ONE PALARIVATTOM,EDAPPALLY SOUTH,KANAYANNUR,ERNAKULA M, KERALA,682025	474698.5	K-RERA/PRJ/ERN/075/2021	24-11-2021	19-11-2026

72	NITHIN MICHELLE BUILDERS AND DEVELOPERS P LTD	MULBERRY TOWERS, MUNDUPALAM JUNCTION, KURIACHIRA P O, THRISSUR, KERALA, 680006	New	MULBERRY HOMES - CASA BELLA MARIYATHURUTH,PERUMBAYYK ADU,KOTTAYAM,KOTTAYAM,KERALA,686027	194934.5	K- RERA/PRJ/KTM/07/6/2021	27-11-2021	13-02-2025
73	SIDDDHI HOMES	16/402C, UTHRAM COMPLEX, AMBILY NAGAR ROAD, THRIPIUNITHURA, ERNAKULAM, KERALA, 682301	New	SIDDDHI PRANAVAM KANNANKULANGARA MINI BY-PASS,KANNANKULANGARA,THEK KUMBHAGOM KANAYANNUR, KANAYANNUR,ERNAKULAM,KERALA,682301	368213.5	K-RERA/PRJ/ERN/077/2021	01-12-2021	05-08-2026
74	INDIAN OIL OFFICERS COOPERATIVE HOUSING SOCIETY LIMITED	60/2077, GROUND FLOOR KUPPOZHAKKAL HOUSE, LUIZ LANE, ERNAKULAM, KERALA, 682020	Ongoing	INDIAN OIL OFFICERS COOPERATIVE HOUSING SOCIETY LIMITED PETRONEST BEHIND KALOOR INTERNATIONAL STADIUM, KALOOR,STADIUM LINK ROAD POONITHURA KANAYANNUR	514647.65	K-RERA/PRJ/ERN/080/2021	16-12-2021	31-07-2022
75	QUE DEVELOPERS LLP	6TH FLOOR, BUILDING NO. 306 E, MPS TOWER, ARIYDATHUPALAM, OPP FEDERAL TOWER, KOZHIKODE, KERALA, 673004	New	Q3 LUXE VILLAS CALICUT,PANTHEERAMKAVU,OLA VANNA, KAZHIKODE,KOZHIKODE,KERALA, 673019	398786	K- RERA/PRJ/KKD/079/2021	16-12-2021	24-04-2024
76	KCHELL INFRASTRUCTURE AND TRADING COMPANY PRIVATE LIMITED	TC2/44, KESAVADASAPURAM, KESAVADASAPURAM, THIRUVANANTHAPURAM, KERALA, 695004	Ongoing	KCHELL RESIDENCY RAMANKULANGARA,RAMANKUL ANGARA,SHAKTHIKULANGARA,K OLLAM,KOLLAM, KERALA,691003	384441	K- RERA/PRJ/KLM/078/2021	16-12-2021	06-06-2019
77	CALICUT LANDMARK BUILDERS AND DEVELOPERS INDIA PRIVATE LIMITED	LANDMARK WORLD, NH-17 BYEPASS, IRINGALLUR, KOZHIKODE, KERALA, 673014	New	LANDMARK BLUEBERRY METHOTTUTHAZHAM,KOMMERI, VALAYANAD,KOZHIKODE,KOZHIK ODE,KERALA,673011	471241.5	K- RERA/PRJ/KKD/081/2021	21-12-2021	31-12-2023
78	ASSET HOMES PRIVATE LIMITED	ASSET HOMES PVT LTD,ASSET CENTRALE,XV/246C, NH BYPASS,KUNDANOOR JN, MARADU P.O, ERNAKULAM, KERALA, 682304	New	ASSET MAJESTIC KURIACHIRA, THRISSUR, CHIYYARAM,THRISSUR, THRISSUR, KERALA,680026	870631.5	K-RERA/PRJ/TSR/082/2021	21-12-2021	28-12-2025
79	KALLAT PEARL BUILDERS LLP	FIRST FLOOR, SKY FACE APARTMENT, SP OFFICE ROAD, KALPETTA NORTH, WAYANAD, KERALA, 673122	Ongoing	THE KALLAT PEARL PHASE-1 AMBALAVAYAL,NELLARACHAL, THOMATTUACHAL,SULTHANBATH ERY, WAYANAD,KERALA,673392	129885	K- RERA/PRJ/WYD/083/2021	24-12-2021	31-12-2024
80	SREEPATHI ASSOCIATES	219/7, SREEPATHI KAILASAM, MAMMIYOOR JUNCTION, MAMMIYOOR, THRISSUR, KERALA, 680101	New	PRAYAG NEAR MAMMIYOOR TEMPLE, GURUVA VOOR, PARATH LANE, GURUVAYUR, CHAVAKKAD, THRISSUR, KERALA, 680101	109328.5	K-RERA/PRJ/TSR/085/2021	28-12-2021	30-06-2023

81	THRISSUR BUILDERS PRIVATE LIMITED	25/1160/1, MACHINGAL LANE, THRISSUR, THRISSUR, KERALA, 680001	New	<p>TBPL MAANAS CHUNGAM-AYYANTHOLE, ARANATTUKARA, THRISSUR, KERALA, 680003</p>	294313.5	K-RERA/PRJ/TSR/084/2021	28-12-2021	31-12-2026	
82	MARUTHAM APARTMENT	MARUTHAM APARTMENT, NO 32 FIRST CROSS STREET GANGA NAGAR, KODAMBAKKAM, CHENNAI, TAMIL NADU, 600024	New	<p>MARUTHAM CREST ONE'S CHACKALNH BYPASS NEAR LULU MALL, KADAKAMPALLY, THIRUVANANTHAPURAM, KERALA, 695029</p>	350897.5	K- RERA/PRJ/TVM/086/2021	31-12-2021	31-12-2025	
83	KALYAN DEVELOPERS	KALYAN DEVELOPERS, NEAR CANARA BANK, SREE KRISHNA BUILDING, WEST PALACE ROAD, THRISSUR, NEAR CANARA BANK, THRISSUR, KERALA, 680022	New	<p>KALYAN PRIMA MUNDUR, PERINGANNUR, PERAMA NGALAM, THRISSUR, KERALA, 679535</p>	316913.5	K-RERA/PRJ/TSR/001/2022	03-01-2022	01-01-2025	
84	PRESTIGE ESTATES PROJECTS LIMITED	PRESTIGE FALCON TOWER, BRUNTON ROAD, CRAIG PARK LAYOUT, BANGALORE, KARNATAKA, 560025	New	<p>PRESTIGE EDEN GARDEN NORTH KALAMASSERY, KOCHI, KERALA, NATIONAL HIGHWAY 544, CHOORIKKARA, ALUVA, ERNA KULAM, KERALA, 683106</p>	1621410.5	K-RERA/PRJ/ERN/002/2022	03-01-2022	01-12-2026	
85	ANTA BUILDERS & DEVELOPERS PVT LTD	VANDANATHIL, MANGATTOOR, KOLENCHERY, ERNAKULAM, KERALA, 682311	Ongoing	<p>ANTA - MARVEL NH BYE PASS, KUNDANOOR, MARADU, KANAYANNUR, ERNAKU LAM, KERALA, 682304</p>	204958.75	K-RERA/PRJ/ERN/003/2022	04-01-2022	31-12-2019	
86	PETER SUNDER DHAS	FLAT NO 11 E, HEERA CRESCENT, YMR JUNCTION, THIRUVANANTHAPURAM, KERALA, 695003	New	<p>PSD HIMAM VATTAPPARA, VATTAPPARA, NEDU MANGAD, THIRUVANANTHAPURA M, KERALA, 695028</p>	49690	K- RERA/PRJ/TVM/005/2022	06-01-2022	31-12-2030	
87	DREAM FLOWER HOUSING PROJECTS PVT LTD	DOOR NUMBER 49/1295E, DREAMFLOWER, PONEKKARA ROAD, EDAPPALLY P O, ERNAKULAM, KERALA, 682024	New	<p>DREAMFLOWER VIVALDI PALARIVATTOM, KODUPARAMBU NORTH LANE ROAD, EDAPPALLY SOUTH, KANAYANNUR, ERNAKULA M, KERALA, 682024</p>	99742	K-RERA/PRJ/ERN/004/2022	06-01-2022	31-12-2023	
88	FAVOURITE CONSTRUCTIONS PRIVATE LIMITED	TC 82/2336(C) (OLD 26/2469), FAVOURITE HOMES, STATUE-GENERAL HOSPITAL ROAD, STATUE, THIRUVANANTHAPURAM, KERALA, 695001	New	<p>THE GARDEN COURT BY FAVOURITE VALUE PLUS GANDHIPURAM, ULIZHATHURA , THIRUVANANTHAPURAM, THIRU VANANTHAPURAM, KERALA, 695581</p>	1400890	K- RERA/PRJ/TVM/006/2022	10-01-2022	31-12-2025	
89	SREEROSH DEVELOPERS PVT LTD	11/532-A, 2ND FLOOR, PK COMMERCIAL COMPLEX, CHEROOTY ROAD, CALICUT, KOZHIKODE, KERALA, 673052	New	<p>SREEROSH SYMPHONY THAYINERY, PAYANNUR, PAYYAN NUR, KANNUR, KERALA, 670307</p>	402725	K- RERA/PRJ/KNR/007/2022	15-01-2022	30-09-2025	

90	SEA WIND REALTORS INDIA PRIVATE LIMITED	36/2342, II FLOOR, DD TRADE TOWER, KALOOR- KADAVANTHARA ROAD, KALOOR, ERNAKULAM, KERALA, 682017	New	DD KINGS SQUARE NEAR THRIKKKARA TEMPLE, MODEL ENGINEERING COLLEGE ROAD, VAZHAKKALA, KANAYANNUR, ERNAKULAM, KERALA, 682021	581192	K-RERA/PRJ/ERN/008/2022	19-01-2022	31-03-2027
91	HANCO PROPERTY DEVELOPERS PVT LTD	JANAKI KRIPA, , MANI IYER ROAD, KALPATHY, PALAKKAD, KERALA, 678003	New	HANCO FORT HEIGHTS KUNNATHOOR MEDU, PALAKKAD-3, PALAKKAD, PALAKKAD, KERALA, 678001	438675.5	K-RERA/PRJ/PKD/009/2022	21-01-2022	30-11-2029
92	GLENWOOD DEVELOPERS	14/291M, SUITE 22H, 1ST FLOOR, , A SQUARE, EDATHALA P.O, KUZHIVILIPADY, ERNAKULAM, KERALA, 683561	New	SKYLARK VILLAS THURUTHISSERY, MADASSERY TEMPLE ROAD, NEDUMBASSERY, ALUVA, ERNAKULAM, KERALA, 683589	120944	K-RERA/PRJ/ERN/010/2022	21-01-2022	03-01-2025
93	JAIN HOUSING AND CONSTRUCTIONS LIMITED	98-99, , HABIBULLAH ROAD, TNAGAR, TNAGAR, CHENNAI, TAMIL NADU, 600017	Ongoing	TUFNELL GARDEN BLOCK 4 AND 5 NILAMPATHINJA MUJHAL ROAD, KAKKANAD KANAYANNUR, ERNAKULAM, KERALA, 682039	1215246.5	K-RERA/PRJ/ERN/011/2022	27-01-2022	31-05-2024
94	SHANNOOR PROJECTS AND REALTORS PVT LTD	INDIA TOWER, 1 ST FLOOR, , EDAPAZHANJI, VAZHUTHACAUD, THIRUVANANTHAPURAM, KERALA, 695014	New	SHANNOOR ORANGE WOODS MENAMKULAM, MENAMKULAM, THIRUVANANTHAPURAM, KERALA, 695301	209970	K-RERA/PRJ/TVM/013/2022	28-01-2022	30-12-2026
95	SANROYAL BUILDERS AND CONTRACTORS PVT LTD	TC 5/417, , INDIRA NAGAR, PEROORKADA, THIRUVANANTHAPURAM, KERALA, 695005	Ongoing	SANROYAL SANETA GANDIPURAM, MEVALLOR GANDIPURAM, ULIVAZHATHURA, THIRUVANANTHAPURAM, KERALA, 695581	208388.25	K-RERA/PRJ/TVM/012/2022	28-01-2022	14-04-2026
96	ANASVARA PROPERTIES	GROUND FLOOR, 34/1610-A3, ANASVARA SOUPARNIKA, , PUTHUKKALAVATTOM ROAD, ELAMAKKARA, KOCHI, ERNAKULAM, KERALA, 682026	New	NAVADE MARADU, KANAYANNUR, MARADU, KANAYANNUR, ERNAKULAM, KERALA, 682304	190771.5	K-RERA/PRJ/ERN/014/2022	04-02-2022	01-12-2025
97	INDIRA HOME DEVELOPERS AND CONTRACTORS LLP	KIZHAKKEMADOM, VARYAM ROAD, ERNAKULAM SOUTH	Ongoing	IHDC HASHYS PANGAPARA, KARYAVATTOM, KARYAVATTOM, CHENKOTTUKONAM ROAD, 695581	201082.15	K-RERA/PRJ/TVM/018/2022	11-02-2022	15-05-2021
98	PUTHANVEEDU RAJESH	VAIKUNDAM, , FRIENDS COLONY, OLAVAKKODE, PALAKKAD, KERALA, 678002	Ongoing	DASARADHA PETALS RAMANATHAPURAM, PALAKKAD-2, PALAKKAD, PALAKKAD, KERALA, 678013	42384.5	K-RERA/PRJ/PKD/019/2022	11-02-2022	31-12-2023

99	EI HOLDINGS	50/401, , TOCH ROAD, VYTILLA, ERNAKULAM, KERALA, 682019	New	WINTERLAKE KUTTIKANAM ELAPPARA, ELAPPARA, PEERUMA DE, IDUKKI, KERALA, 685501	759695	K- RERA/PR/JDK/1015/2022	11-02-2022	16-12-2024	
100	INHOUSE PROJECTS INDIA PRIVATE LIMITED	9/543-6 EVKV BUILDING, , KOTTARAM JUNCTION, NH 49, ERNAKULAM, KERALA, 682304	New	SEVENTH AVENUE VARIKOL, PUTHENCRUZ, THIRUVA NYOOR, KUNNATHUNAD, ERNAKU LAM, KERALA, 682308	121082	K- RERA/PR/JERN/016/2022	11-02-2022	31-01-2024	
101	FAVOURITE CONSTRUCTIONS PRIVATE LIMITED	TC 82/2336(2) (OLD 26/2469), FAVOURITE HOMES, , STATUE- GENERAL HOSPITAL ROAD, STATUE, THIRUVANANTHAPURAM, KERALA, 695001	New	THE MAPLE BAY BY FAVOURITE HOMES MANNANTHALA, MANNANTHALA- PEROORKADA ROAD, ULLOOR, THIRUVANANTHAPURAM, KERALA, 695015	803439	K- RERA/PR/JTVM/017/2022	11-02-2022	30-06-2025	
102	PURVA REALITIES PRIVATE LIMITED	NO. 41/199A, , PADIVATTOM, NH 47 BYPASS, ERNAKULAM, KERALA, 682024	New	PROVIDENT WIMWORTH PHASE 1 EDAPALLY, PADIVATTOM NH 47, VAZHAKKALA, KANAYANNUR, ERNAKULAM, KERALA, 682024	2903100	K- RERA/PR/JERN/020/2022	15-02-2022	30-06-2026	
103	INFRA HOUSING PVT LTD	1ST FLOOR, CLS BUILDING, , MG ROAD, , ERNAKULAM, KERALA, 682011	Ongoing	INFRA PROXIM EDAPALLY NORTH, EDAPALLY, KANNANTHODATH LANE, 682024	157548	K- RERA/PR/JERN/021/2022	16-02-2022	01-07-2022	
104	QUE DEVELOPERS LLP	6TH FLOOR, BUILDING NO. 306 E, MPS TOWER, , ARYADATHUPALAM, OPP FEDERAL TOWER, KOZHIKODE, KERALA, 673004	New	Q2 RESIDENCES VELLIPARAMBA, ATHARWALA ROAD, KUTTIKATTOR, KOZHIKO DE, KERALA, 673008	522550	K- RERA/PR/JKD/025/2022	18-02-2022	31-12-2027	
105	ORCHID HOMES	XW/54, , NETAJI ROAD, ALUVA, ERNAKULAM, KERALA, 683101	Ongoing	ORCHID COURTYARD ALUVA, NETAJI ROAD, ALUVA EAST, ALUVA, ERNAKULAM, KERALA, 683101	105697	K- RERA/PR/JERN/024/2022	18-02-2022	30-06-2023	
106	ASSET HOMES PRIVATE LIMITED	ASSET HOMES PVT LTD, ASSET CENTRALE, XW/246C, , NH BYPASS, KUNDANLOOR JN, MARADU P O, ERNAKULAM, KERALA, 682304	New	ASSET DOMINION MARKET ROAD, MADAMA, KANAYANNUR, ERNAKULAM, KERALA, 682301	694481	K- RERA/PR/JERN/022/2022	18-02-2022	31-03-2026	
107	SA HOMES	18/527-1, , NEAR VILLAGE OFFICE, KOPPAM, PALAKKAD, KERALA, 678001	New	SHIVAM APARTMENTS KALPATHY, VENKATESHWARA COLONY, PALAKKAD-2, PALAKKAD, KERALA, 678003	88355	K- RERA/PR/JPKD/026/2022	21-02-2022	30-06-2023	

108	KAROLLIL PROPERTIES	55/3266 B., ELAMKULAM, KADAVANTHRA, ERNAKULAM, KERALA, 682020	New	WHITE WISTERIA CHANGAMPUZHA ROAD, EDAPPALLY NORTH, KANAYANNUR, ERNAKULA M, KERALA, 682024	101475	K-RERA/PR/JERN/027/2022	21-02-2022	31-03-2025
109	TRAVANCORE BUILDERS PVT LTD	TRAVANCORE HOUSE, NH BYPASS, CHAKKARAPARAMBU, THAMMANAM, ERNAKULAM, KERALA, 682032	Ongoing	TRAVANCORE GRAND COURT NEO CLASSIC VILLAS KANGARAPPADY, KANGARAPPADY- MILLUMPADY ROAD, THRIKKAKARA NORTH, KANAYANNUR, ERNAKULA M, KERALA, 682031	289470	K-RERA/PR/JERN/028/2022	23-02-2022	08-05-2023
110	ROSEBUD PROJECTS PRIVATE LIMITED	306-310, MADHAVA, C-4, BANDRA KURLA COMPLEX, BANDRA EAST, MUMBAI CITY, MAHARASHTRA, 400051	Ongoing	ROSEBUD TERRACES PANCHAVADI COLONY, AMBELIPADAM ROAD, POONITHURA, KANAYANNUR, ERNAKULAM, KER ALA, 682020	60819.25	K-RERA/PR/JERN/029/2022	23-02-2022	31-03-2022
111	TRIAMITY DWELLINGS PRIVATE LIMITED	BUILDING NO XIII/562 MALIYACKAL HOUSE, SHASTRI LANE, , ERNAKULAM, KERALA, 683501	Ongoing	TRIAMITY WOODSVILLE FRIENDS LANE, ALUVA WEST, ALUVA, ERNAKULAM, KERALA, 6831 08	73123.8	K-RERA/PR/JERN/030/2022	02-03-2022	30-06-2022
112	BAYSHORE SEAWOODS PROJECT	52/3203, , KK ROAD, KALOOR, ERNAKULAM, KERALA, 682017	Ongoing	O2 ZONE KAKANADU, THENGODE, KAKKAN AD, KANAYANNUR, ERNAKULAM, KERALA, 682030	427381.5	K-RERA/PR/JERN/032/2022	02-03-2022	23-07-2021
113	ASSET HOMES PRIVATE LIMITED	ASSET HOMES PVT LTD, ASSET CENTRALE, XV/246C, , NH BYPASS, KUNDANLOOR JN, MARADU P.O, ERNAKULAM, KERALA, 682304	New	ASSET ALPS MADHAVANPADI, PUTHUPPALLY KOTTAYAM, KOTTAYAM, KOTTAY AM, KERALA, 686010	81462.5	K- RERA/PRJ/KITM/031/2022	02-03-2022	30-06-2024
114	DREAM FLOWER HOUSING PROJECTS PVT LTD	DOOR NUMBER 49/1295E, DREAMFLOWER, , PONEKKARA ROAD, EDAPPALLY P.O, ERNAKULAM, KERALA, 682024	New	DREAMFLOWER VALENTIA KAKKANAD, M K LANE, MOOLEPPADAM ROAD, VAZHAKKALA, KANAYANN UR, ERNAKULAM, KERALA, 682030	65150.5	K-RERA/PR/JERN/034/2022	04-03-2022	31-03-2024
115	ASSET HOMES PRIVATE LIMITED	ASSET HOMES PVT LTD, ASSET CENTRALE, XV/246C, NH BYPASS, KUNDANLOOR JN, MARADU P.O, ERNAKULAM, KERALA, 682304	New	ASSET RADIANCE KOLLAMKUDIMUGAL, VAZHAKKA LA, KANAYANNUR, ERNAKULAM, KERALA, 682030	167497.5	K-RERA/PR/JERN/033/2022	04-03-2022	28-02-2025
116	ANTA BUILDERS & DEVELOPERS PVT LTD	VANDANATHIL, , MANGATTOOR, KOLENCHERY, ERNAKULAM, KERALA, 682311	New	ANTA - HILL TREE KURAVANKONAM, KOWDIAR, THIR UVANANTHAPURAM, THIRUVANA NTHAPURAM, KERALA, 695003	104969.5	K- RERA/PRJ/TVM/035/2022	07-03-2022	31-10-2026

117	HEATHER HOMES PRIVATE LIMITED	TC 12/762,, NEAR GOVERNMENT LAW COLLEGE, BARTON HILL, THIRUVANANTHAPURAM, KERALA, 695035	New	HEATHER ENTICE PETTAH,NALUMIKKU,VANCHIYOO R, THIRUVANANTHAPURAM, KERALA,695024	275058.5	K- RERA/PRJ/TVM/036/2022	07-03-2022	14-04-2025
118	P R S BUILDERS	TC 25/2421 (2), SOUNDARYA BUILDINGS,, MG ROAD, THIRUVANANTHAPURAM, KERALA, 695001	New	PRS RAMSARAS RAJOCOT,,THYCAUD,THIRUVANANT HAPURAM,THIRUVANANTHAPUR AM,KERALA, 695014	81710	K- RERA/PRJ/TVM/037/2022	08-03-2022	31-12-2023
119	SPARROW CONSTRUCTION MANAGEMENT AND CONSULTANCY	FLAT 2B, VRINDAVAN TERRACE,, CV RAMAN PILLAI ROAD, VAZHUTHACAUD, THIRUVANANTHAPURAM, KERALA, 695014	Ongoing	SPARROW PARADISIA AMABALAMUKKU,KOWDIAR- PEROORKADA ROAD,KUDAPPANAKUNNU, THIRUVANANTHAPURAM, KERALA,695005	182168.5	K- RERA/PRJ/TVM/038/2022	10-03-2022	31-08-2022
120	CALICUT LANDMARK BUILDERS AND DEVELOPERS INDIA PRIVATE LIMITED	LANDMARK WORLD,, NH-17 BYEPASS, IRINGALLUR, KOZHIODE, KERALA, 673014	New	LANDMARK MERITUS MEENCHANDA MINI BYE-PASS ROAD,MEENCHANDA MINI BYE- PASS ROAD,PANNIYANKARA,KOZHIO DE, KERALA,673003	1128415	K- RERA/PRJ/KKD/039/2022	10-03-2022	23-02-2027
121	ASSET HOMES PRIVATE LIMITED	ASSET HOMES PVT LTD,ASSET CENTRALE,XV/246C,, NH BYPASS,KUNDANLOOR JN, MARADU P.O, ERNAKULAM, KERALA, 682304	New	ASSET MAGNUM THOTTADA,EDAKKAD KANNUR,K ANNUR,KERALA,670007	1029458.5	K- RERA/PRJ/KNR/040/2022	11-03-2022	31-03-2026
122	TELLICHERRY IMA DOCTORS ALLIANCE LLP	8/289(51/633) IMA HALL,, TELLICHERRY, NEAR DISTRICT COURT, KANNUR, KERALA, 670101	New	HEALERS HAVEN MALIKAPARAM/BA,EDAKKAD, EDAKKAD EDAKKAD KANNUR, KERALA,670663	1603382	K- RERA/PRJ/KNR/041/2022	11-03-2022	31-08-2025
123	FERRO ENGINEERS AND DEVELOPERS	DOOR NO. 123/1299, AS TOWER,, ALUVA, ALUVA, ERNAKULAM, KERALA, 682035	Ongoing	FERRO FORTUNE POOKATTUPADY,POOKATTUPAD Y,ALUVA EAST,ALUVA,ERNAKULAM,KERAL A,683561	91452	K-RERA/PR/JERN/042/2022	16-03-2022	26-10-2020
124	INFRA HOUSING PVT LTD	1ST FLOOR, CLS BUILDING,, MG ROAD,, ERNAKULAM, KERALA, 682011	Ongoing	THE VERANDAH GARDENS KUMARAPURAM, WEST MORAKKALA, KUNNATHUNAD,KUNNATHUNAD, ERNAKULAM,KERALA,683565	258954	K-RERA/PR/JERN/043/2022	22-03-2022	31-12-2022
125	SNR BUILDERS	RISHI BHAVAN, HNRA E58,, CHULLAMUKKU, THAMALAM,, POOJAPPURA P O, THIRUVANANTHAPURAM, KERALA, 695012	New	SNR SHASTHA NEMOM P O, PRAVACHAMBALAM, PALLICHAL,NEYVATTINKARA, THIRUVANANTHAPURAM,KERAL A,695020	54799.75	K- RERA/PRJ/TVM/044/2022	22-03-2022	15-07-2024

126	SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT LTD	750 C BLOCK, , AEGS LAYOUT, KUNDALAHALLI, BANGALORE, KARNATAKA, 560037	Ongoing	SOWPARNIKA SANDAL TOWER NEAR PHARMACY COLLEGE, KATTELA, CHERUVAKKAL, THIRUVANANTHAPURAM, KERALA, 695017	220824.35	K- RERA/PRJ/TVM/045/2022	22-03-2022	31-10-2023	
127	VEEGALAND DEVELOPERS PRIVATE LIMITED	XIII/300 E-26 (XXXXV/564), 4TH FLOOR, KCF TOWER (K CHITTILAPPILLY TOWER), BHARATA MATHA COLLEGE ROAD, THRIKKAKARA, ERNAKULAM, KERALA, 682021	New	VEEGALAND SPRINGBELL KAKKANAD NGO QUARTERS - BHARATH MATHA COLLEGE ROAD, VAZHAKKALA, KANAYANNUR, ERNAKULAM, KERALA, 682021	800657.5	K-RERA/PRJ/ERN/046/2022	22-03-2022	31-12-2025	
128	KERATECH BUILDERS AND DEVELOPERS PRIVATE LIMITED	T.C.12/1443(2), SYAM SCION, , PMG - LAW COLLEGE ROAD, VIKAS BHAVAN, THIRUVANANTHAPURAM, KERALA, 695033	Ongoing	KBD DAFFODILS KUTTIYANI OZHUKUPARA ROAD, VATTAPPARA, NEDUMANGAD, THIRUVANANTHAPURAM, KERALA, 695026	97360	K- RERA/PRJ/TVM/049/2022	24-03-2022	31-12-2022	
129	SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT LTD	750 C BLOCK, , AEGS LAYOUT, KUNDALAHALLI, BANGALORE, KARNATAKA, 560037	Ongoing	SOWPARNIKA HIGHLANDS OLD NH ROAD PALLIUPURAM, PALLIUPURAM, THIRUVANANTHAPURAM, KERALA, 695316	339988.6	K- RERA/PRJ/TVM/050/2022	24-03-2022	05-02-2022	
130	NIZWA PROPERTY DEVELOPERS	TC 36/1961-13, , PERUNTHANNI, VALLAKKADAVU, THIRUVANANTHAPURAM, KERALA, 695008	New	ECLAT TOWER KAIPALLY, KAIPALLY, KADINAMKULAM, THIRUVANANTHAPURAM, KERALA, 695303	73755	K- RERA/PRJ/TVM/051/2022	24-03-2022	30-09-2022	
131	NTP HOMES PRIVATE LIMITED	V/28, , NADACKAL HOUSE, , KOTTAYAM, KERALA, 686562	Ongoing	NTP LORDS VALLEY KIMS HOSPITAL ROAD, PERUMBAYIKKADU, KOTTAYAM, KERALA, 686016	401590	K- RERA/PRJ/KTM/048/2022	24-03-2022	31-07-2023	
132	SREE DHANYA HOMES PVT LTD	SREE DHANYA HOMES PVT LTD, 31/747, , SASTHAMANGALAM PO, , THIRUVANANTHAPURAM, KERALA, 695010	New	GRAFFITI BY SREE DHANYA KARRIKKAKOM, KADAKAMPALLY , THIRUVANANTHAPURAM, KERALA, 695542	293481.5	K- RERA/PRJ/TVM/052/2022	24-03-2022	31-12-2027	
133	SREE DHANYA HOMES PVT LTD	SREE DHANYA HOMES PVT LTD, 31/747, , SASTHAMANGALAM PO, , THIRUVANANTHAPURAM, KERALA, 695011	New	ANKLETS BY SREE DHANYA PATHIRAPPALLIMLA STREET, KUDAPPANAKUNNU, THIRUVANANTHAPURAM, KERALA, 695044	432322.5	K- RERA/PRJ/TVM/053/2022	24-03-2022	31-12-2028	
134	SREE DHANYA HOMES PVT LTD	SREE DHANYA HOMES PVT LTD, 31/747, , SASTHAMANGALAM PO, , THIRUVANANTHAPURAM, KERALA, 695012	New	AI BY SREEDHANYA KOWDIAR, KURUVANKONAM, KOWDIAR, THIRUVANANTHAPURAM, KERALA, 695003	1034375.5	K- RERA/PRJ/TVM/054/2022	24-03-2022	31-12-2028	

135	TULSI DEVELOPERS INDIA PRIVATE LIMITED	2ND FLOOR, KCRA LANE NO.5,, KAKKANAD, KAKKANAD, ERNAKULAM, KERALA, 682030	Ongoing	TULSI MAJESTIC COURT MARKET ROAD, ERNAKULAM, KANAYANNUR, ERNAKULAM, KERALA, 682011	46411.75	K-RERA/PRJ/ERN/056/2022	29-03-2022	31-12-2022		
136	AROMA INTERNATIONAL BUILDING CONTRACTING INDIA PVT LTD	TC 11/1510 - 1,, DEVASWOM BOARD, NANTHANCODE, THIRUVANANTHAPURAM, KERALA, 695003	New	AROMA BY THE CLIFF NANTHANCODE, KOWDIAR, THIRUVANANTHAPURAM, THIRUVANANTHAPURAM, KERALA, 695003	614372.5	K-RERA/PRJ/TVM/057/2022	29-03-2022	31-12-2024		
137	TULSI DEVELOPERS INDIA PRIVATE LIMITED	2ND FLOOR, KCRA LANE NO.5,, KAKKANAD, KAKKANAD, ERNAKULAM, KERALA, 682030	Ongoing	TULSI NEST MARKET ROAD, ERNAKULAM, KANAYANNUR, ERNAKULAM, KERALA, 682011	105441	K-RERA/PRJ/ERN/055/2022	29-03-2022	30-06-2022		
138	ABBA REALTORS & BUILDERS COMPANY PRIVATE LIMITED	KURIAN TOWERS,, KOCHI, BANERJI ROAD, ERNAKULAM, KERALA, 682018	Ongoing	FIFTH AVENUE ANCHERI ROAD, OLLUR, THRISSUR, KERALA, 680006	246883.25	K-RERA/PRJ/TSR/058/2022	30-03-2022	31-12-2025		
139	PALLIKKARA PROPERTIES AND INVESTMENT SERVICES PRIVATE LIMITED	G543, GORUND FLOOR PANAMPILLY NAGAR,, PANAMPILLY NAGAR, PANAMPILLY NAGAR, ERNAKULAM, KERALA, 682036	New	BEVERLY HILLS CHITTANADU, PALLIKKARA, KUNNATHUNAD, KUNNATHUNAD, ERNAKULAM, KERALA, 683565	242200	K-RERA/PRJ/ERN/059/2022	30-03-2022	30-04-2023		
140	FAVOURITE CONSTRUCTIONS PRIVATE LIMITED	FAVOURITE HOMES, STATUE, GENERAL HOSPITAL ROAD, TRIVANDRUM- 695001	New	THE FEATHERS BY FAVOURITE HOMES, MENAMKULAM, KAZHAKKOOTTAM, THIRUVANANTHAPURAM- 695001	944652.5	K-RERA/PRJ/TVM/023/2022	18-02-2022	30-04-2025		

Details of Real Estate Agents

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	ABRAHAM K GEORGE	THURUTHEL,, KAVINPURAM, VILAPILSALA P O, THIRUVANANTHAPURAM, 695573	25000	12-04-2021	11-04-2026		
2	FAISAL MB	MAROTTICKAL HOUSE,, EDATHALA P O, PUKKATTUPADY, ERNAKULAM, 683561	25000	13-04-2021	12-04-2026		
3	ASHIK P SASIDHARAN	QUARTER NO C3 5 BSNL QUARTERS PALLIPURATH,, POOTHOLE, POOTHOLE, THRISSUR, 680004	25000	13-04-2021	12-04-2026		
4	KOTTILINGAL KUMARAN KANNAN	KOTTILINGAL,, PAMBOOR, KUTTOOR P O, THRISSUR, 680013	25000	13-04-2021	12-04-2026		
5	PROPMART TECHNOLOGIES LIMITED	STARWORTH INFRASTRUCTURE AND CONSTRUCTION LID., 130,1, ULSOOR ROAD, YELLAPPA CHETTY LAYOUT, BANGALORE, 560042	2,50,000	20-04-2021	19-04-2026		
6	ARUN C NAIR	KOCHAMPOLIL HOUSE,, VENMONY,, ERNAKULAM, 689509	25000	20-04-2021	19-04-2026		
7	MANIKANTAN S	SABAREESHAM,, KARUMADY, KARUMADY P O, ALAPPUZHA, 688561	25000	26-04-2021	25-04-2026		
8	DEVANANDAN K PILLAI	PERUNCHEERY HOUSE,, KURICHILAKODE, KODANAD, ERNAKULAM, 683544	25000	05-05-2021	04-05-2026		

9	DABJO JOSE THEKKINIETH	THEKKINIETH HOUSE, KORATTY SOUTH P O, PONGAM, THRISSUR, 680308	25000	05-05-2021	04-05-2026		
10	ATHIRA PRAKASH	SREE VILAS, S.N.PURAM, S.N.PURAM.P.O, AL-APPUZHA, 688582	25000	04-06-2021	03-06-2026		
11	K P ANIL KUMAR	KANDAITHIL HOUSE, THUMARAM PARA, KANNIMALA.P.O, KOTTAYAM, 686509	25000	11-06-2021	10-06-2026		
12	SANTHOSH KUMAR M P	MUNDIYANIL HOUSE, KOLERI P.O, KOLERI, WAYANAD, 673596	25000	24-06-2021	23-06-2026		
13	ANTONY GEORGE	MRA 25 MANAKKAPARAMBU ROAD, PONEKKARA, EDAPALLY P.O, ERNAKULAM, 682024	25000	29-06-2021	28-06-2026		
14	VIDHYADHARAN T S	THOTTATHIL HOUSE, PARAPPURAM, PARAPPURAM, ERNAKULAM, 683575	25000	29-06-2021	28-06-2026		
15	XAVIER WESLEY	AG HOUSE, KALLY, POZHIVLOOR, THIRUVANANTHAPURAM, 695513	25000	30-06-2021	29-06-2026		
16	SIVAN KUTTY P V	PUTHENVEETIL ANUGRAHA, SHEEBAS ROAD, ERNAKULAM, 682509	25000	30-06-2021	29-06-2026		
17	VARUNNY A I	AZCHANGADAN HOUSE, MULAMKUNNATHUKAVU P O, KOLAZHY, THRISSUR, 680581	25000	01-07-2021	30-06-2026		

18	SHABEER A	SHABEER MANZIL THOTTUMUKKU, , VITHURA, VITHURA, THIRUVANANTHAPURAM, 695551	25000	13-07-2021	12-07-2026
19	VIJAY KUMAR DAMANI	A, 205 MANTRI TRANQUIL, , OFF KANAKAPURA ROAD, GUBBALALA VILLAGE, BANGALORE, 560061	25000	13-07-2021	12-07-2026
20	SAJITH KUMAR N	CHITHIRA HOUSE, , KOLLANPADY ROAD, TRIPUNITHURA, ERNAKULAM, 682309	25000	19-07-2021	18-07-2026
21	LEGION SYNDICATE CONSULTANCY SERVICES	16/366, , PUTHETH, PALLIKKARA, KUMARAPURAM, ERNAKULAM, 683565	250000	19-07-2021	18-07-2026
22	RAJKUMAR KARUNAKARAN	TUSHARAM, , TUSHARAM, CHENGANNUR, ALAPPUZHA, 689126	25000	22-07-2021	21-07-2026
23	LIFE VALLEY MANAGEMENT LLP	256/4, KIZHISSERY HOUSE, , PATHAIKKARA, PERINTHALMANNA, MALAPPURAM, 679322	250000	22-07-2021	21-07-2026
24	MICHAEL JACKSON	VARAKUNNEL HOUSE, , 15 2188C 23 406, BEACH ROAD, ERNAKULAM, 682002	25000	22-07-2021	21-07-2026
25	BIJU JOSHUA	MARUTHURETHU HOUSE, , KONNI, ATTACHACKAL P.O, PATHANAMTHITTA, 689692	25000	27-07-2021	26-07-2026
26	B ANILKUMAR	LEELA BHAVAN, , SURYA NAGAR, NETTAYAMP O, THIRUVANANTHAPURAM, 695013	25000	27-07-2021	26-07-2026

27	SURESH MOHAN VATAKKEY PARAYIL	12/188/2,VATAKKEY PARAYIL HOUSE,, OLD TILES FACTORY, MUKKATUKARA, THRISSUR, 680651	25000	27-07-2021	26-07-2026		
28	ROSELINE CITIZEN	THAREPARAMBIL,, PERUMPADAPPU, PERUMPADAPPU, ERNAKULAM, 682006	25000	27-07-2021	26-07-2026		
29	JAISON P MATHEW	ENNRICKAL HOUSE,, AKG ROAD, SULTHAN BATHERY, WAYANAD, 673592	25000	27-07-2021	26-07-2026		
30	JOHNS AUGUSTHY	PONNATTU,, PURAPUZHA, VAZHITHALA, IDUKKI, 685583	25000	27-07-2021	26-07-2026		
31	RAJEESH R	USHAS NIVAS,, PARIPPALLY, KATTADIMUKKU, KOLLAM, 691574	25000	02-08-2021	01-08-2026		
32	LIJU C JOSEPH	CHUNKAPPURAYIL,, KURAVANKUZHIPP O, PULLAD, PATHANAMTHITTA, 689548	25000	04-08-2021	03-08-2026		
33	BIJU JOSE	M N R A B-93,, KUDAPPANAKUNNU,, THIRUVANANTHAPURAM, 695043	25000	04-08-2021	03-08-2026		
34	HARIKUMAR PUTHENPARAMBIL PANICKER	NAGAPPALLIL HOUSE,, NATTASSERY, S.H. MOUNT, KOTTAYAM, 686006	25000	04-08-2021	03-08-2026		
35	PETER JOHN VALLAVANATTU	633,, AROOR, CHANDIROOR, ALAPPUZHA, 688537	25000	11-08-2021	10-08-2026		

36	REJINS CHELATTU BABY	CHELATTU., PATTARPADI, SULITHAN BATHERY, WAYANAD, 673592	25000	11-08-2021	10-08-2026
37	ABRAHAM KURLAN	32/688,A4 GARDEN APARTMENTS,, ST.VINCENT DE PAUL CONVENT ROAD, PALARIVATTOM, ERNAKULAM, 682025	25000	12-08-2021	11-08-2026
38	THOMAS VARGHESE	ANILIMOOTTIL THECKETHIL,, CHERYANADU VIA, THONACKADU P.O., ALAPPUZHA, 689511	25000	24-08-2021	23-08-2026
39	PIUS WILSON FRANCIS	30/1893(1),, KSV, PALLIMUKKU, THIRUVANANTHAPURAM, 695024	25000	24-08-2021	23-08-2026
40	SACHIN JOHN BABBY	VADAKKEKKARA,, MELUKAVUMATTOM, MELUKAVU, KOTTAYAM, KOTTAYAM, 686652	25000	24-08-2021	23-08-2026
41	JITHA JOSEPH	SAMAGRA PROPERTIES, 3RD FLOOR, 28/127/9-A,, PATTURAIKKAL, PATTURAIKKAL, THRISSUR, 680022	25000	31-08-2021	30-08-2026
42	PREGIN KOTTAYI	33/1841A,, SHOBHA ROAD, VENNALA, ERNAKULAM, 682028	25000	02-09-2021	01-09-2026
43	LEO PAUL	907 - HOYSALA NESTOR,, VSNL ROAD, KAKKANAD, ERNAKULAM, 682030	25000	02-09-2021	01-09-2026
44	SYED FAHEEM AHMED	32,, WATER TANK ROAD, MMDA COLONY, ARUMBAKKAM, CHENNAI, 600106	25000	07-09-2021	06-09-2026

45	ABRAHAM JOHN	VEETTIHARA, CHETHACKAL,, PATHANAMTHITTA, 689677	25000	08-09-2021	07-09-2026	
46	AJEESH M N	MANAYAM PARAMBIL, RAJIV GANDHI ROAD, MANGALASSERY, THRISSUR, 680308	25000	08-09-2021	07-09-2026	
47	AJAS THARAMATTATHIL KOCHUNNY	THARAMATTATHIL HOUSE,, PERINGALA POST, PINARMUNDA, ERNAKULAM, 683565	25000	09-09-2021	08-09-2026	
48	PRASAD MATHEW	MANKOOTTATHIL HOUSE,, NAIKAYAM, ATTENGANAM P O, KASARAGOD, 671531	25000	09-09-2021	08-09-2026	
49	VINOD DIVAKARAN	KOLLANVILAKOM VEEDU,, CHIRAYINKEEZHU, CHIRAYINKEEZHU P.O, THIRUVANANTHAPURAM, 695304	25000	15-09-2021	14-09-2026	
50	GOVIND K NAIR	GOVINDA VILLA TC 25/2154,, THYVILA LANE,, THAMPANNOOR, THIRUVANANTHAPURAM, 695001	25000	22-09-2021	21-09-2026	
51	TONY CHACKO	KAICHIRA,, UPPUKANDAM, NATHUKALLU, IDUKKI, 685514	25000	22-09-2021	21-09-2026	
52	JOHNY P A	HNO 11/3184-A,PALLIPURAYIDAM HOUSE,, PALLICHAL ROAD,, THOPPUMPADY, ERNAKULAM, 682005	25000	22-09-2021	21-09-2026	
53	NEETHU T K	34 2219A,, THEKKOOT HOUSE, KALINGAL LANE, ERNAKULAM, 682025	25000	24-09-2021	23-09-2026	

54	P PRAMOD KUMAR	TC 14/2199(3), , AMMA VEEDU THOPU, ORUVATHILKOTTA, THIRUVANANTHAPURAM, 695029	25000	28-09-2021	27-09-2026
55	JEFFRY JOSEPH	KOTTAMPLAKKAL HOUSE, , MAHAKAVI BHARATHIYAR ROAD, ERNAKULAM, ERNAKULAM, 682035	25000	06-10-2021	05-10-2026
56	SHAIK RAFFIQ	VELUTHEDATHU HOUSE, , NEAR TOWN HAL, ERNAKULAM NORTH, ERNAKULAM, 682021	25000	06-10-2021	05-10-2026
57	SUDHEER KUZHIKANDATHIL ABU	KUZHIKANDATHIL HOUSE, , KANNIKULANGARA, , THRISSUR, 680682	25000	21-10-2021	20-10-2026
58	VINOD MIN	MOOTHATTU, , NAYATHODE, NAYATHODE PO, ERNAKULAM, 683572	25000	29-10-2021	28-10-2026
59	SUNIL KUMAR N S	123, , POOVARANY, POOVARANY, KOTTAYAM, 686577	25000	29-10-2021	28-10-2026
60	MIDHUN RAJ	9/61A, , SREENILAYAM, VELL, ERNAKULAM, 682001	25000	29-10-2021	28-10-2026
61	MANOJ MADHAVAN	SIDDARTH BHAVAN, , POOZHICKAD PO, PANDALAM, PATHANAMTHITTA, 689515	25000	08-11-2021	07-11-2026
62	SURESHKUMAR P J	PADMALAYAM, , POOVATHUSSERY, KALLUR, THRISSUR, 680741	25000	08-11-2021	07-11-2026

63	HAREESH VALIYA VEETIL NARAYANASWAMY	VALIYA VEEDU, KIZHEKKETHARA, MUDAPPALLUR, PALAKKAD, 678705	25000	16-11-2021	15-11-2026		
64	BIJU THOMAS	ELAMTHOTTAM, MELAMPARA, BHARANANGANAM, KOTTAYAM, 686578	25000	19-11-2021	18-11-2026		
65	VENUGOPALANNAIR P	ELANKATH KRISHNA SARASE,, IRUMBIL, NEYYATTINKARA P O, THIRUVANANTHAPURAM, 695121	25000	19-11-2021	18-11-2026		
66	RAMESAN SUKUMARAN	VRA 49, BABY BHAVAN, VIVEKANANDA LANE, VATTIYOORKAVU PO, THIRUVANANTHAPURAM, 695013	25000	24-11-2021	23-11-2026		
67	SHAMNATH M M	MANDOPPILLY, PALLIKARA, KUMARAPURAM, ERNAKULAM, 683565	25000	27-11-2021	26-11-2026		
68	NISHIL K S	BAVRA 37, BEENA ANJUMANA ROAD, ANJUMANA, ERNAKULAM, 682024	25000	30-11-2021	29-11-2026		
69	ADHEESH THALEKKARA	THALEKKARA HOUSE, CHATHANUR, THIRUMITTA CODE-2, PALAKKAD, 679535	25000	08-12-2021	07-12-2026		
70	BENJAMIN T R	THAKKOLKARAN HOUSE, NEAR MOONJELY CHURCH, WEST CHALAKUDY, THRISSUR, 680307	25000	08-12-2021	07-12-2026		
71	RUPESH B	89A, 7/116A, MALAMELKALATHIL, POWERHOUSE ROAD, CHITHIRAPURAM, IDUKKI, 685565	25000	27-12-2021	26-12-2026		

72	TIITI PAULY	CONVENT ROAD,, CONVENT ROAD, CHALAKUDI, THRISSUR, 680307	25000	27-12-2021	26-12-2026
73	DHANESH KUMAR GR	THIRUVONAM,, AMBEDKAR ROAD,, ERNAKULAM, 682024	25000	29-12-2021	28-12-2026
74	MIJU REMOLD	137,, CANAL ROAD GIRINAGAR, KADAVANTHARA, ERNAKULAM, 682020	25000	06-01-2022	05-01-2027
75	SAJUMON M G	M G NIVAS,, AYIROOR, VILIKKADAVU, THIRUVANANTHAPURAM, 695310	25000	06-01-2022	05-01-2027
76	NITHUN RAJ C	56/286,, PALOLIKANDI PARAMABU, KALLAI, KOZHIKODE, 673003	25000	19-01-2022	18-01-2027
77	VIRENCH NATH RABINDRANATH	KEDARAM,, CHOKLI PO,, KANNUR, 670672	25000	24-01-2022	23-01-2027
78	JITHESH KK	AKSHAYA,, PALLOOR,, MAHE, MAHE, 673310	25000	28-01-2022	27-01-2027
79	JOBIL JOHNSON	VALAPPAN HOUSE,, THACHUDAPARAMBU, V.R.PURAM (P.O), THRISSUR, 680722	25000	01-02-2022	31-01-2027
80	SUNDEEP UMAKANTH NAMBOOTHIRIPADU	86/10 ALPHA CHS,, SHIV MANDIR ROAD, SHIVGANGA NAGAR, THANE, 421501	25000	04-02-2022	03-02-2027

81	FEMIN GEO	11 B SKYLINE ZENITH,, NELLIKUNNU,, THRISSUR, 680005	25000	11-02-2022	10-02-2027	
82	SOLIA TREESA E	VATHUPARAMBIL HOUSE,, PACHILAKKAD, KANIYAMBETTA, WAYANAD, 673124	25000	11-02-2022	10-02-2027	
83	VJOY TV	THEKKANATTU,, MUNAYAMKUNNU, KANNAVAYAL, KASARAGOD, 670511	25000	11-02-2022	10-02-2027	
84	SHOBA MOHANDAS	G 235 NEST,, K C JOSEPH ROAD, PANAMPILLY NAGAR, ERNAKULAM, 682036	25000	11-02-2022	10-02-2027	
85	BIJU BALAN	101 PALMGROVE APARTMENT,, DESHABHIMANIRD,, KALOOR, ERNAKULAM, 682017	25000	18-02-2022	17-02-2027	
86	HAZEM ABDUL KHADER SALIHA	74(38/847), HANIS COTTAGE,, PRATHIBA BYE LANE, PADIVATTOM, EDAPALLY, ERNAKULAM, 682024	25000	21-02-2022	20-02-2027	
87	SHAJI ME	MANGATTU HOUSE,, CHOTTANIKKARA P O, KANAYANNOOR, ERNAKULAM, 682312	25000	21-02-2022	20-02-2027	
88	PALANIACHARI K S	CHARUVILA PUTHENVEEDU,, PAMPURAM, PAMPURAM, KOLLAM, 691578	25000	21-02-2022	20-02-2027	
89	ANTONY JOSEPH	NEYSERY,, EAST KADUNGALLOOR, U.C. COLLEGE, ERNAKULAM, 683102	25000	23-02-2022	22-02-2027	

90	ABDUL GAFOOR THOTTINGATHODI	793/15,, POOVATHANNI,, PALAKKAD, 678583	25000	23-02-2022	22-02-2027	
91	SYAM VAMADEV U V	TC25/1803 - 1, SB TOWER,, SREEMOOLAM ROAD, MELE THAMPANOR, THIRUVANANTHAPURAM, 695001	25000	02-03-2022	01-03-2027	
92	RAJESH MOHAN S	TC 30/478/1,, SREEVALSAM, MOONAMANAKAL, THIRUVANANTHAPURAM, 695029	25000	03-03-2022	02-03-2027	
93	KARUPPAMVEETIL MOHAMMEDALI	KARAPPAMVEETIL HOUSE,, CHOOLPURAM, PUTHANPALLI POST, THRISSUR, 680103	25000	03-03-2022	02-03-2027	
94	SREEJITH ATHAVANADU	ATHAVANADU HOUSE,, POOKKOTTUM PADAM, NILAMBUR, MALAPPURAM, 679332	25000	03-03-2022	02-03-2027	
95	JOSEPH L	KALLUVILA VARUTHAITTU VEEDU,, CHALAKKARA, KULATHOOR UCHAKADA P O, THIRUVANANTHAPURAM, 695506	25000	04-03-2022	03-03-2027	
96	PRASANTH CHERETTUMANNIL	KARTHIKA,, KOTTOOLI, PIPE LINE ROAD, KOZHIKODE, 673016	25000	07-03-2022	06-03-2027	
97	THOMAS JOSEPH	MAMBUZHA HOUSE,, PUTHIYA ROAD, PUTHUSSEERIMALA, ERNAKULAM, 682021	25000	08-03-2022	07-03-2027	
98	INVESTORS CLINIC INFRA-TECH	TAPASYA CORPORATE HEIGHTS,, GROUND FLOOR,, SECTOR-126, NOIDA, GAUTAM BUDDHA NAGAR, 201303	250000	10-03-2022	09-03-2027	

99	SABU VARGHESE	THARAPPI, , AMBALAKANDY, PUDUPPADI (P O), KOZHIKODE, 673386	25000	10-03-2022	09-03-2027
100	AGATHA RODRIGUES	FRANK VILLA AMMACHI PARAMBIL, , THANDARIKKAL COLONY, MUPPATHADOM P.O. ALUVA, ERNAKULAM, 683110	25000	10-03-2022	09-03-2027
101	MUHAMMED IQBAL A	AMBALI HOUSE, , BYPASS ROAD, KAKKOOOTH, MALAPPURAM, 679322	25000	10-03-2022	09-03-2027
102	ANDREWS PAUL	PERIAPPADAN HOUSE, , NETTINAMPILLY, MANICKAMANGALAM P O, ERNAKULAM, 683574	25000	10-03-2022	09-03-2027
103	SALAHUDEEN MH	CHIRATHALAKKAL PUTHANVEEDU, , PAZHAYACHANTHA, KALLARA, THIRUVANANTHAPURAM, 695608	25000	16-03-2022	15-03-2027
104	ABY KURLACHEN	THELAKKATTU HOUSE, , THRIKKARIYOOR, KOTHAMANGALAM, ERNAKULAM, 686692	25000	22-03-2022	21-03-2027
105	RANJITH PARAMBATH	THANACHIRAVAYAL HOUSE, , P M KUTTY ROAD, EAST NADAKKAVU, ERANHIPALAM, KOZHIKODE, 673010	25000	22-03-2022	21-03-2027
106	M GOPI	MULLESARI HOUSE, , VELLICODE, OORUTTAMBALAM, THIRUVANANTHAPURAM, 695507	25000	24-03-2022	23-03-2027
107	SHELBY JOSEPH	CHERUVALLIL, , THALAKKODE PO, VTC NERIAMANGALAM, ERNAKULAM, 686693	25000	30-03-2022	29-03-2027

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	219	109	113
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	59	110	51

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	Due to to covid pandemic the authority has not conducted periodical survey.	NIL	NIL

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
	NIL	NIL	Results achieved
			NIL

STATEMENTS ON PENALTY IMPOSED BY THE AUTHORITY FOR CONTRAVENTION OF THE ACT AND DIRECTIONS OF THE AUTHORITY AND ADJUDICATING OFFICER				
Serial number	Name of the promoter	Details of the direction issued	Penalty Imposed	Whether paid
1	M/s Anta Builders	As per the order no K-RERA/T3/102/2020 dated 30/10/2020 -Penalty for delayed submission of Applications for Registration of ongoing project	53,977.00	Paid
2	M/s Elite Gardenia LLP	As per the order no K-RERA/T3/102/2020 dated 30/10/2020 -Penalty for delayed submission of applications for Registration of ongoing project	17,783.00	Paid
3	M/s Favourite Constructions Pvt Ltd	As per the order no:692/ 2021 dated 19/03/2021 - Penalty for delayed submission of applications for Registration of ongoing project	1,23,190.00	Paid
4	M/s Sanroyal Builders	As per the order no K-RERA/T3/102/2020 dated 30/10/2020 -Penalty for delayed submission of applications for Registration of ongoing project	36,746.00	Paid
5	M/s Jack Ben	As per the order no K-RERA/T3/102/2020 dated 30/10/2020 -Penalty for delayed submission of applications for Registration of ongoing project	19,329.00	Paid
6	M/s Parasio Retirement Homes	As per the order no K-RERA/T3/102/2020 dated 30/10/2020 -Penalty for delayed submission of applications for Registration of ongoing project	55,298.00	Paid
7	M/s Gokulam Engineers	As per the order no K-RERA/T3/102/2020 dated 30/10/2020 -Penalty for delayed submission of applications for Registration of ongoing project	97.00	Paid
8	M/s KMP Consulatnats	As per the order no K-RERA/T3/102/2020 dated 30/10/2020 -Penalty for delayed submission of applications for Registration of ongoing project	73,000.00	Paid

9	M/s Keratech Builders	As per the order no 506/T3/K-RERA/2021 dated 25/03/2021 -Penalty for delayed submission of applications for Registration of ongoing project	38,944.00	Paid
10	M/s Kalpaka Builders	As per the order no K-RERA/T3/102/2020 dated 30/10/2020 -Penalty for delayed submission of applications for Registration of ongoing project	10,859.00	Paid
11	M/s PNR Homes Pvt Ltd	As per the order no K-RERA/T3/102/2020 dated 30/10/2020 -Penalty for delayed submission of applications for Registration of ongoing project	7,785.00	Paid
12	M/s KMP Consultants	As per the order no K-RERA/T3/102/2020 dated 30/10/2020 -Penalty for delayed submission of applications for Registration of ongoing project	45.00	Paid
13	M/s PNR Homes Pvt Ltd	As per the order no K-RERA/T3/102/2020 dated 30/10/2020 -Penalty for delayed submission of applications for Registration of ongoing project	20,450.00	Paid
14	M/s MIR Projects	As per the order no K-RERA/T3/102/2020 dated 30/10/2020 -Penalty for delayed submission of applications for Registration of ongoing project	1,28,090.00	Paid
15	M/s Infra Housing	As per the order no K-RERA/T3/102/2020 dated 30/10/2020 -Penalty for delayed submission of applications for Registration of ongoing project	1,03,582.00	Paid
16	M/s Infra Housing	As per the order no: K-RERA/T3/102/2020 dated 30/10/2020 -Penalty for delayed submission of applications for Registration of ongoing project	63,019.30	Paid
17	M/s Sparrow Construction	As per the order no: 622/T3/K-RERA/2021 dated 04.08.2021- Penalty for delayed submission of applications for Registration of ongoing project	72,868.00	Paid
18	M/s Prime Space Projects Pvt Ltd	As per the order no: 877/T3/K-RERA/2021(L)Dated 02.08.2021 -Penalty for delayed submission of applications for Registration of ongoing project	59,834.00	Paid
19	M/s Kallat Pearl	As per the order no:323/K-RERA/2021 Dated 01.03.2021 -Penalty for delayed submission of applications for Registration of ongoing project	2,34,765.00	Paid
20	Indain Oil Corporation officers Cooprive Societv	Penalty for delayed submission of applications for Registration of ongoing project	5,14,648.00	Paid
21	M/s Anta Builders	Penalty for delayed submission of applications for Registration of ongoing project	81,984.00	Paid
22	M/s Tabasco	Penalty for delayed submission of applications for Registration of ongoing project	7,48,833.00	Paid
23	M/s Jain Housing	Penalty for delayed submission of applications for Registration of ongoing project	2,43,049.00	Paid
24	M/s Kchel Infrastructure and trading compnay pvt ltd	Penalty for delayed submission of applications for Registration of ongoing project	3,84,441.00	Paid
25	M/s Sowparnika Projects	Penalty for delayed submission of applications for Registration of ongoing project	2,39,538.00	Paid
26	M/s Sowparnika Projects	Penalty for delayed submission of applications for Registration of ongoing project	2,13,000.00	Paid
27	M/s Travancore Projects	As per the order no:T1/OL/058/2022 dated 11/04/2022 -Penalty for delayed submission of applications for Registration of ongoing project	2,89,470.00	Paid
28	M/s Sanroyal Builders	Penalty for delayed submission of applications for Registration of ongoing project	2,08,389.00	Paid
29	M/s Favourite Constructions Pvt Ltd	As per the order no:692/ 2021 dated 19/03/2021 - Penalty for delayed submission of applications for Registration of ongoing project	6,855.00	Paid
30	M/s Sowparnika Projects	Penalty for delayed submission of applications for Registration of ongoing project	2,13,691.00	Paid
31	M/s Indus Gratia	Penalty for delayed submission of applications for Registration of ongoing project	88,366.00	Paid
32	M/s Orchid Homes	Penalty for delayed submission of applications for Registration of ongoing project	50,000.00	
33	M/s Ferro Engineers & Developers	Penalty for delayed submission of applications for Registration of ongoing project	25,000.00	Paid
34	M/s Sowparnika Projects	Penalty for delayed submission of applications for Registration of ongoing project	71,526.00	Paid
35	M/s Sowparnika Projects	Penalty for delayed submission of applications for Registration of ongoing project	44,165.00	Paid
36	M/s Sowparnika Projects	Penalty for delayed submission of applications for Registration of ongoing project	3,39,990.00	Paid
37	M/s Nest Realities India (P) Ltd	As per the order in Complaint No : 89 to 91,104,105,109,110,118,127,302,304,306,308,311,312,315,317,319,321,324/2021, 11/22,13,18,58/2022 dated	2,500.00	Paid
38	M/s Almark	As per the order no: K-RERA/T1/1775/2021 dated 07/01/2021 -Penalty for delayed submission of applications for Registration of ongoing project	40,000.00	Paid
39	M/s Tulsi Builders	Penalty for delayed submission of applications for Registration of ongoing project	18,565.00	Paid

Serial number	Name of the Allottee	Details of the direction issued	Penalty Imposed	Whether paid
	NIL	NIL	NIL	NIL

Serial number	Name of the Agent	Detail sof the direction issued	Penalty Imposed	Whether paid
	NIL	NIL	NIL	NIL

