



# ANNUAL REPORT AND AUDIT REPORT

**2022-23**

**KERALA REAL ESTATE  
REGULATORY AUTHORITY**

Established by the Government of Kerala



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## ① Chairman's Message

“

**K-RERA has played a significant role by ensuring that consumers can invest in projects with confidence, knowing that approved projects are safe and that they have recourse to the authority in case of any violations by builders.**

”



The real estate sector in Kerala experienced notable growth during the 2022–2023 financial year. This period marked a recovery phase post-pandemic, with significant increases in both residential and commercial project registrations.

The IT sector's expansion and increasing employment opportunities in Kerala have attracted more people to the state, boosting demand for residential properties. Additionally, a substantial number of investments came from NRIs and international buyers, raising the quality and standards of real estate projects. The overall economic environment also supported the real estate sector. The Kerala government's budget for 2022-2023 included increased capital expenditure, focusing on infrastructure development such as roads, bridges, and public buildings. This investment indirectly benefits the real estate market by improving connectivity and liveability.

The real estate sector showed gradual resilience this year following the COVID-19 pandemic. Notably, there was a 51 percent increase in the number of registered projects in the 2022-2023 financial year compared to the previous year. The rising housing demand has bolstered builders' confidence. Additionally, K-RERA has played a significant role by ensuring that consumers can invest in projects with confidence, knowing that approved projects are safe and that they have recourse to the authority in case of any violations by builders.

The 2022-2023 financial year was remarkable for K-RERA. During this period, we organized comprehensive, in-person programs and training sessions throughout the state. Prior to this, partial COVID restrictions had prevented us from holding events at full capacity. With the complete lifting of restrictions, awareness programs for each stakeholder were conducted in most of the state's districts. Policy-level changes, such as the Form 6 amendment, have instilled confidence in RERA compliance among allottees. Additionally, enhancements to the K-RERA website have empowered customers to make informed decisions. Despite these advancements, we still have a long way to go in establishing better policies for affordable and middle-income housing as we aim to broaden our horizons and attract more people to Kerala's real estate sector.

I am delighted to present our annual report for the financial year 2022-23. I extend my heartfelt gratitude to my fellow Authority Members, all K-RERA employees, and other stakeholders for their unwavering support.



P H Kurian IAS (Rtd)

Chairman

Kerala Real Estate Regulatory Authority (K-RERA)

## ② Executive Summary

The Annual Report for the financial year 2022-23 highlights the functions, activities, and achievements of the Kerala Real Estate Authority (K-RERA). This year saw steady growth in Kerala's real estate sector, driven by increased demand for residential properties and infrastructure development, supported by proactive government initiatives. However, rising construction costs posed some challenges.

K-RERA registered 212 real estate projects and 156 agents this year, addressing 332 cases. Additionally, 370 complaint cases were disposed of, including those carried over from the previous year. Awareness programs about the Act's provisions were conducted across the state. K-RERA demonstrated resilience during challenging times such as the COVID-19 pandemic, emerging stronger with robust performance metrics throughout the fiscal year.

## ③ Introduction of the Act, 2016

In FY 2022-23, states and Union Territories in India collected an estimated Rs 2 trillion from stamp duties, registration fees, and land revenue. The real estate sector is anticipated to grow and contribute up to 15%-18% to India's GDP by 2030, being the largest employer after agriculture. Historically, this sector was unregulated and governed by various Central and State laws, which lacked standardization. With the introduction of RERA, the sector has seen improved regulation, professionalism, and consumer protection. Similar to SEBI, IRDAI, and TRAI, RERA aims to deepen and strengthen the market. The Consumer Protection Act, 1986 was insufficient for resolving all real estate sector complaints, necessitating an exclusive regulatory mechanism.

The Real Estate (Regulation and Development) Act, 2016, was enacted to safeguard consumer rights, promote uniformity, and ensure professionalism in the real estate industry. It establishes an adjudicating mechanism for speedy dispute resolution and enhances accountability and transparency.

### Goals and Justifications

- Ensure accountability to allottees and protect their interests.
- Enhance transparency and fairness, and reduce fraud and delays.
- Introduce professionalism and standardization across India.
- Impose responsibilities on both promoters and allottees.
- Establish a regulatory oversight mechanism to enforce contracts.
- Promote good governance, thereby boosting investor confidence.

## 4 Kerala Real Estate Regulatory Authority (K-RERA)

K-RERA was established as per Notification Number GO(P). No.65/2019/LSGD dated 5/10/2019, with Shri P.H. Kurian IAS (Rtd) as Chairperson, and Smt. Preetha. P. Menon and Shri M.P. Mathews as Members. Formally set up on January 1, 2020, in Thiruvananthapuram, Shri T.U. Mathukutty, former District Judge (Rtd), was appointed as the Adjudicating Officer.

### 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

### 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 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.

#### 1. Real Estate (Regulation and Development) Act, 2016

Key provisions include:

##### A) Setting up of Real Estate Regulatory Authority (RERA)

The Act mandates the establishment of a Real Estate Regulatory Authority (RERA) and an Appellate Tribunal in every State and Union Territory for efficient regulation and promotion of the real estate sector. It ensures consumer protection, speedy grievance redressal, and greater accountability and transparency through the Authorities.

##### B) Registration of Real Estate Projects

Section 3 of the Act requires registration for all real estate projects exceeding 500 sq.m or more than eight units before advertising, marketing, or selling. Registration is also mandatory for ongoing projects without an occupancy certificate before the Act's commencement. The Authority issues a certificate of registration to promoters, specifying the permit number, land extent, and project completion date. Advertisements must include the RERA Registration number and Authority website address.

##### C) Registration of Real Estate Agents

Section 9 mandates the registration of real estate agents, with the Authority issuing certificates of registration under specified terms. Agents cannot facilitate sales or purchases in unregistered projects. The Authority can revoke registrations if conditions are unmet.

## D) Monitoring of Registered Real Estate Projects

Promoters must deposit 70% of collected funds in a separate bank account, with withdrawals proportionate to project completion and certified by an Engineer, Architect, and Chartered Accountant. These certifications are publicly accessible on the web portal. The Authority regularly monitors project progress and fund utilization.

## E) Complaints and Dispute Resolution Mechanism

Allottees can access information about sanctioned plans and project schedules. Promoters and allottees must sign a registered 'Agreement for Sale'. Allottees can file complaints before the Authority or Adjudicating Officer for non-compliance or delays by promoters. The Act allows RERA to impose penalties for violations.

### 1. Kerala Real Estate (Regulation and Development) Rules, 2018

Notified by the Government of Kerala, these Rules require promoters to register new or ongoing projects with the Authority, only allowing sales or advertisements post-registration. A login ID is provided for uploading project details on the Authority's web portal. Complaints can be filed with the Authority or Adjudicating Officer, and appeals can be made to the Real Estate Appellate Tribunal at Ernakulam.

### 2. Kerala Real Estate Regulatory Authority (General) Regulation, 2020

These Regulations outline procedural formats and project monitoring by the Authority.

## Powers of Authority

The Authority holds civil court powers, including issuing commissions, summoning individuals, examining documents, and more. Additional powers include:

1. Requesting information or explanation from promoters, allottees, or agents.
2. Issuing necessary timely directions to the promoters, allottees, or real estate agents as it considers necessary.
3. Imposing penalties or interest for non-compliance.
4. Requiring documentation within a reasonable timeframe.
5. Accessing 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.

## Jurisdiction of Authority

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

## ⑤ The K-RERA Management

### (a) Authority

The Kerala Real Estate Regulatory Authority is dedicated to delivering high-quality services to its beneficiaries and stakeholders. To achieve this, skilled professionals including engineers, planners, and administrators have been appointed. Additionally, a dedicated pool of legal consultants has been hired to expedite the resolution of complaints. RERA has also established a state-of-the-art IT wing staffed with subject experts to ensure our website is user-friendly. The Authority also includes administrative and accounts wings to support its operations.



### 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.

## (a) K-RERA Organization Structure



### Technical and Administration Wing

The Technical and Administration wing oversees the Authority's technical aspects, including project and agent registrations, and handles administrative functions. This wing is led by Smt. Sheeba Rani Y, Secretary for Technical and Administration, and Shri. Rajagopal KS, Administrative Officer.

### Registry & Legal Wing

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

### IT Wing

The IT Division has been instrumental in ensuring the smooth functioning of the Authority's Web Portal and Website, and providing IT infrastructure support. Shri. Rahul Chandran V R leads the IT Wing as its Head.

## 6 Achievements and Highlights of K-RERA

### (A) Project & Agent Registration

Amidst the challenges posed by the pandemic, the Authority demonstrated remarkable efficiency and adaptability. K-RERA conducted various awareness programs across almost all districts. The Authority 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. K-RERA registered 212 real estate projects and 156 real estate agents this year and registered 332 compliant cases. Additionally, 370 complaint cases, including those carried over from the previous year, were resolved.

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 its stakeholders.

The K-RERA office shifted to a new and spacious building in Kesavadasapuram near Pattom. The new office was inaugurated by Hon. Minister for Local Self Governments and Excise Sri. M.B. Rajesh on 15th September 2022. The successful registration of projects and agents not only reflects Kerala RERA's adaptability but also highlights 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 2022-23 stand as a testament to the Authority's resilience, adaptability, and dedication to fostering a transparent, accountable, and consumer-friendly real estate environment in Kerala.

### (B) IT Wing Achievements.

In the fiscal year 2022-23, the IT team at Kerala RERA has played a pivotal role in elevating the user experience of our web portal, particularly focusing on aligning user flows with the RERA ACT 2016. After a year of the web portal online launch, our team diligently worked on digitizing manually registered projects, incorporating relevant data into the K-RERA Web portal. During the period under review, there was a substantial increase in online project registrations, rising from 140 in the previous year to an impressive 212 projects in 2022- 23. Notably, agent registrations also saw a significant surge, jumping from 107 to 293, all facilitated through the online K-RERA web portal. Additionally, efforts were made to enhance the digitization of the K-RERA legal system, providing more comprehensive information to the public. K-RERA underwent a comprehensive website revamp ([www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)) aimed at offering home buyers and stakeholders reliable and comprehensive information on properties listed for sale in the state. Following the guidelines for the purchase of mobile apps by government departments/agencies, KSUM initiated a limited tender process among start-ups. A startup was selected, and 90% of the development work has been completed. The website is set to launch by May 2023, ensuring data security with recommendations from the CERT-In Advisory note (CIAD 2021-004).

## Website Revamping features

As part of the website revamp, the K-RERA website was made more user-friendly, incorporating features recommended by the All India Forum for Real Estate Regulatory Authorities, including the GIS system. This initiative, covering all major K-RERA activities, is designed to bring transparency, accountability, and efficiency to our operations. The revamped website provides developers in the state with a new platform to showcase their projects and attract potential customers. Public views of registered projects will feature significant improvements and up-to-date details related to cases handled by the Authority.

### Some of the new features included in the new website

- Includes a promoter track record, details of registered projects, and completed projects details in compliance with RERA ACT 2016.
- Simple dashboard displaying total registrations and cases/complaints under K-RERA.
- Filters for sorting registered projects based on type, district, amenities promoter, etc
- Dedicated sections for agents, promoters, legal and public
- GIS system for registered projects mapping nearby facilities and amenities
- Separate section to display Case details including orders with a filter option based on case year, project name, complaint no etc.
- Engaging video/audio learning system for public engagement and training.
- Dedicated sections for K-RERA Orders, Tenders, and Circulars, ensuring transparency and accessibility.
- Dedicated sections for FAQ, manuals, and other guidelines for all stakeholders.

## Web Portal Enhancements

### Project Registration and Compliance Module

#### - Enriched Project Details:

Enhanced the promoter side with the option for more in-depth explanations of project amenities, providing a comprehensive overview for potential buyers.

#### - Advanced Dashboard for Promoters:

Implemented an advanced dashboard for promoters, allowing them to seamlessly handle post-registration project compliance. This includes the addition of Quarterly Update Reports, viewing project status, and checking the extension/correction application status in one view.

#### - Notification System:

Introduced notifications on the promoter dashboard for alerts related to failures in Quarterly Progress Reports (QPR) and annual submissions, with an option to resubmit.

#### - Correction Application Enhancements:

Introduced new options in the correction application for promoters, facilitating error rectification during submission and inclusion of upgrades made during project progress. This ensures that the public receives more updated and detailed information, enhancing the project status.

#### - Enhancing Department Module

Internal changes were implemented in the legal and complaint modules, introducing additional features for legal processes. Google Analytics was integrated to enhance the understanding of user behaviour. Advanced search options for the department side allow searches based on registration status and project attributes, facilitating easier project application reviews.

In conclusion, the IT Sector's tireless efforts have not only improved the functionality of our web portal and website but have also positively impacted the real estate sector's efficiency and transparency in Kerala. We look forward to further advancements and innovations in the coming years.

## (C) Awareness and Training Initiatives

The year 2022-2023 relieved from the challenges due to the pandemic, K-RERA conducted in-person conferences, seminars, and workshops. 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 through our Public Relations Wing

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 disseminated crucial information, empowering consumers with knowledge and ensuring transparency in the real estate market. K-RERA formed a PR wing for establishing and maintaining effective public relations. An in-house newsletter named 'K-RERA TIMES' is being released every quarter. The PR wing is committed to keeping the public updated on the latest events and news happening within K-RERA.

## - Awareness Programs

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 2022-23, a total of 332 complaints were filed with the Kerala Real Estate Regulatory Authority (K-RERA). 370 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.

### **(G) Key Event of the Year: 14th Governing Council Meeting of the All India Forum of Real Estate Regulatory Authorities**

The Kerala Real Estate Regulatory Authority (K-RERA) hosted the 14th Governing Council Meeting of the All India Forum of Real Estate Regulatory Authorities at CGH Earth Resort, Alappuzha, on the 22nd and 23rd of November, 2022. This significant event saw the participation of distinguished chairpersons and officials from various Real Estate Authorities across India.

The event commenced with a warm welcome and registration, efficiently managed by Smt. Sheeba Rani Y, Secretary (Technical & Administration), and the dedicated staff of K-RERA. The initial proceedings featured an in-house meeting where key topics were discussed, including the latest regulatory developments, challenges faced by different states, and strategies for enhancing the effectiveness of the Real Estate Regulatory Authorities. This session facilitated the exchange of insights and addressed common challenges faced by various regions.

The second day of the event was marked by a unique meeting held on a houseboat, providing a serene backdrop conducive to productive discussions. The agenda focused on collaborative approaches to resolving common issues, sharing best practices, and exploring innovative regulatory mechanisms. Each participant was presented with a memorable memento, the Aranmula Kannadi, symbolizing the rich cultural heritage of Kerala.

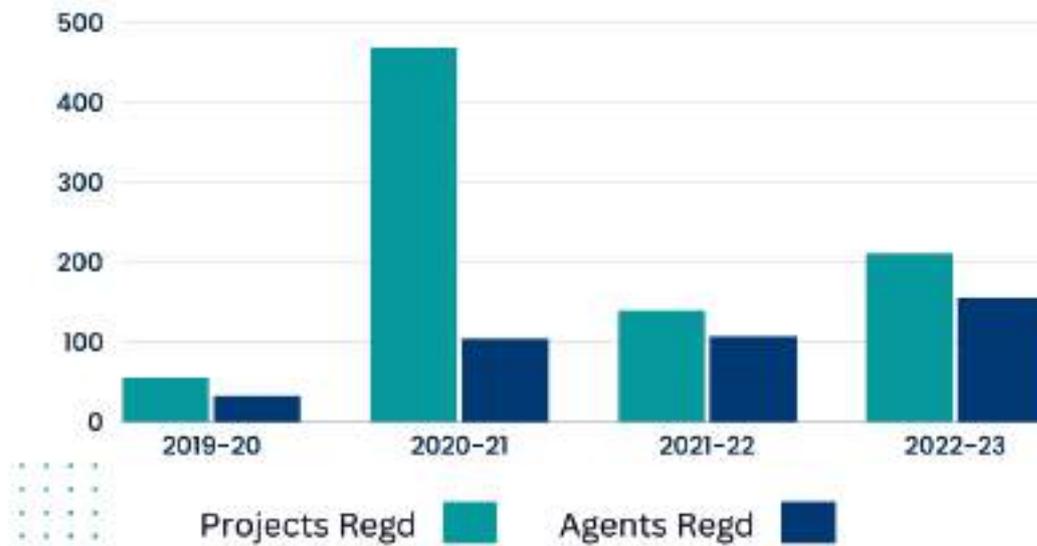
The 14th Governing Council Meeting was a resounding success, thanks to the meticulous planning and execution by the K-RERA team. The discussions and insights shared during the two days will undoubtedly contribute to the betterment of the real estate sector across India. K-RERA looks forward to continued collaboration and the successful implementation of the strategies discussed during the meeting.

## 7 Analysis of the year 2019-2020, 2020-2021, 2021-2022 and 2022-2023

Details of projects registered in the financial year 2019-20, 2020-21, 2021-22 and 2022-2023 are as follows

FINANCIAL YEAR	NO. OF PROJECTS REGD	NO. OF AGENTS REGD
2019-20	56	33
2020-21	470	105
2021-22	140	107
2022-23	212	156

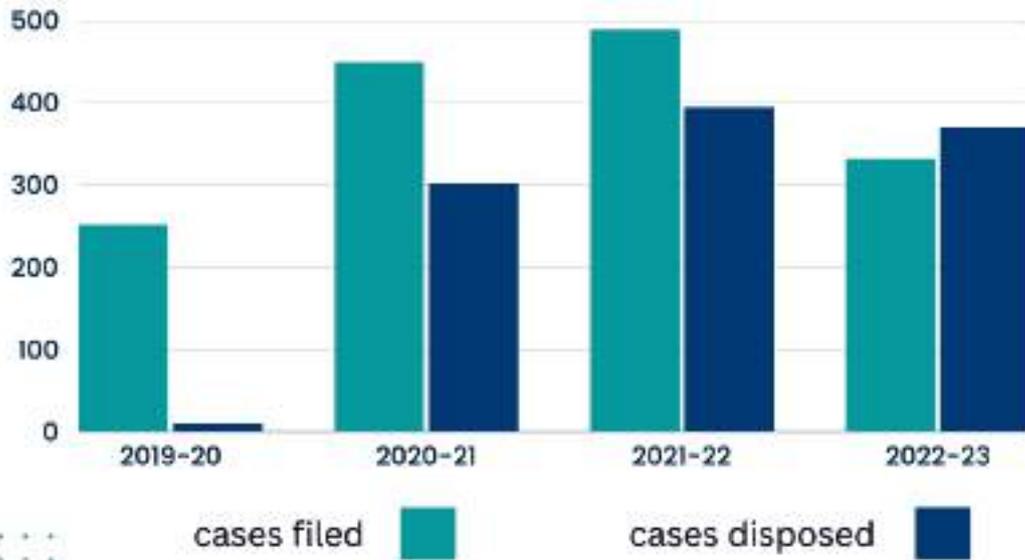
## REGISTERED PROJECTS AND AGENTS



Details of cases filed and disposed of in the financial year 2019-20, 2020-21, 2021-22, and 2022-2023 are as follows

FINANCIAL YEAR	NO. OF CASES FILED	NO. OF CASES DISPOSED
2019-20	252	10
2020-21	450	302
2021-22	490	395
2022-23	332	370

## CASES FILED AND CASES DISPOSED



cases filed



cases disposed



## ⑧ Activities planned for the upcoming year

- Adding more features to the 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.
- Enhancements to the Project Monitoring System: Add more features to the web portal, including validations before submitting the project completion certificate in FORM 6, and develop a monitoring dashboard for the authority to oversee projects more effectively.
- Integration of User-Friendly Dashboards: Implement a quarterly progress report dashboard for promoters and improve the dashboard for promoters to check their project status.
- Create an all-in-one report submission page for quarterly progress reports (QPR) of registered projects on the promoter side.
- Organize more awareness programs for LSGI Officials, homebuyers, promoters, and agents in each district.
- Forming an investigation team exclusively to find unregistered plot development projects across the state.
- Expecting more suo-motto registrations after sending show cause notices to the promoters of unregistered projects.

# 9 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/12-2890/KRERA/23-24/274  
Date: 23/01/2024

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

**Sir,**  
*Sub: - Separate Audit Report on the Annual Accounts of Kerala Real Estate Regulatory Authority, Thiruvananthapuram for the year 2022-23*

The Separate Audit Report on the Revised Annual Accounts of **Kerala Real Estate Regulatory Authority, Thiruvananthapuram** for the year **2022-23** is forwarded herewith along with audited copy of Accounts for placing before the State Legislature. The date of placing the Audit Report before the State Legislature may be intimated in due course.

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.

**A. Comment on Income & Expenditure Account**  
The receivable portion of TDS should not be considered as income, since the authority is following the cash basis of accounting.

**D. Disclosure**

- The accounts shall also be signed by Secretary and officer in charge of Finance and 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.
- Capital fund and Reserve shown as per Form O is not in line with the standard format.

The receipt of this letter may please be acknowledged.

**Encl: As above**

Yours faithfully,  
  
s/d  
**Deputy Accountant General (AMG III)**

25 JAN 2024  
No. 166/24

Copy to:

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ईमेल / Email : agaukeralal@cag.gov.in      फॅक्स / Fax : 0471 - 2331326      टेलिफोन / Telephone : 0471 2330799

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



**Deputy Accountant General (AMG III)**

**SEPARATE AUDIT REPORT OF THE COMPTROLLER AND AUDITOR  
GENERAL OF INDIA ON THE ACCOUNTS OF KERALA STATE REAL ESTATE  
REGULATORY AUTHORITY, THIRUVANANTHAPURAM FOR THE PERIOD  
2022-23**

1. We have audited the attached Balance Sheet of the Kerala State Real Estate Regulatory Authority (KRERA) for the period 2022-23 and the Income and Expenditure Accounts and the 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:

**A. Grant-in-aid**

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

**B. Management Letter**

Deficiencies which have not been included in the Separate Audit Report have been brought to the notice of the Authority through a management letter issued separately for remedial/corrective action.

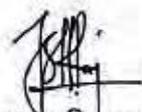
(iv) Subject to our observation in the preceding paragraphs, we report that the Balance Sheet, Income & Expenditure Account and Receipt & Payment Account dealt with in this report are in agreement with the books of accounts.

(v) In our opinion and to the best of our information and according to the explanation given to us, the said financial statement read together with Accounting Policies and Notes on Accounts, and subject to the significant matters stated above and other matters mentioned in Annexure to this Report give a true and fair view in conformity with accounting principles generally accepted in India.

(a) In so far as it relates to the Balance Sheet, of the state of affairs of the KRERA as at 31<sup>st</sup> March 2023; and

(b) In so far as it relates to the Income and Expenditure Account, for the surplus for the year ended on that date.

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



एस. सुनिल राज

S. SUNIL RAJ

प्रधान महालेखाकार (ले.प-1), केरला

PRINCIPAL ACCOUNTANT GENERAL (AUDIT-I), KERALA

तिरुवनंतपुरम/ Thiruvananthapuram

Date: 22.01.2024

## 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 26.10.2023.

#### **II Adequacy of Internal Control System**

The accounts of Appellate Tribunal is prepared and consolidated with accounts of the authority manually without including in books of accounts of the authority.

#### **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 2022-23. However, though the assets of the Appellate Tribunal also forms part of assets of the authority in annual accounts, the physical verification in respect of assets of the Tribunal was not recorded.

#### **IV Regularity in Payment of Statutory Dues**

The Commission has been generally regular in depositing undisputed statutory dues. Besides, pay revision arrear of staff on deputation was not remitted to stipulated Government account.



**Deputy Accountant General (AMG III)**

## Reply of Audit Report

### Adoption of Audited Accounts for the period from 1.04.2022 to 31.03.2023

The Accountant General, Thiruvananthapuram has audited the Accounts of the Authority for the year ended 31.03.2023 and forwarded a Separate Audit Report vide Letter No. F & CA Cell/12-2890/KRERA/23-24/274 dated 23.01.2024. The AG has noticed the following deficiencies for remedial/corrective action in the Accounts for the next year.

#### A. Comment on Income and Expenditure Account

The receivable portion of TDS should not be considered as Income, since the Authority following the cash basis of accounting.

Reply: The Authority is expected to obtain Income tax exemption this year. All TDS amounts deducted and remitted by Treasury are reflected in our 26AS. So when exemption is obtained all the TDS amounts get refunded and the same can be adjusted in the balance sheet of that year.

#### D. Disclosure

##### 1. The accounts shall also be signed by Secretary and Officer in charge of Finance and Accounts

Reply: Noted

##### 2. 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.

Reply: The Authority follows cash system of accounting which is included in the Significant Accounting Policies and Notes in para 1.2 (b), which was intimated to Government Vide our letter no. 1524/T3/2022/RERA dated 22.02.2023.

##### 3. Capital fund and Reserve shown as per Form O is not in line with the standard format.

Reply: Noted

The 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 resolution adopting the audited accounts and printed documents presented to the Legislature.

The Authority in the meeting held on 12/ 3/ 2024 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 31/3/2023.

3221/T3/2023/RERA

RESOLUTION

The Kerala Real Estate Regulatory Authority in its thirty ninth meeting held on 12/3/2024 has resolved to adopt the accounts audited by the Accountant General for the period ended 31/3/2023. It is further resolved to include Separate Audit Report and reply thereon in the Annual Report of the Authority for the year ended 31/3/2023.

Chairman.

Member I

Member II



## 10 Right to Information Act- Status of application

The Authority received 37 applications under the Act during the period and all the applications were disposed of.



## 11 K-RERA Functions and Programmes



*K-RERA Chairman P.H. Kurian IAS (Rtd) leading an awareness program Oshin Hotel, at Wayanad on May 13, 2022. K-RERA Member M.P. Mathews is also present on the dais.*



*The audience at the awareness program held at Oshin Hotel, Wayanad*



*The Chairman speaking at an awareness program held in Pathanamthitta on June 25 2022. K-RERA Member Preetha P. Menon, and Secretary Y Sheeba Rani are also present on the dais.*



*The audience at the awareness program held in Pathanamthitta on June 25 2022.*



*K-RERA Chairman P.H. Kurian IAS leading the awareness program conducted at Trivandrum Mascot Hotel on July 22 2022. K-RERA Members Adv. Preetha P. Menon, M. P. Mathews, Secretary (Tech & Admin) Y Sheeba Rani, Secretary (Legal) Padma V are also present on the dais.*



*The Chairpersons representing various state RERAs with K-RERA Chairman P.H. Kurian IAS (Rtd) and Member M.P. Mathews on the 14th GC meeting of AIFORERA at Marari, Alappuzha.*



*A snapshot from the in-house meeting of 14th Governing Council Meeting of All India Forum of Real Estate Regulatory Authorities.*



*K-RERA Secretary Y Sheeba Rani handing over a memento to HC Kishore Chandra, Chairman, Karnataka RERA. Each participant was given a memento as a token of love.*



*The Minister for Local Self-Governments and Excise of Kerala, Shri M.B. Rajesh inaugurating the new office of K-RERA on 15th September 2022.*



*The K-RERA Team*



*K-RERA Chairman P.H. Kurian IAS (Rtd) leading an awareness program, at Igloo Hotels Cheruthoni, Idukki. Secretary Y. Sheeba Rani, Member M. P. Mathews, Idukki District Collector Sheeba George IAS, Member - Adv. Preetha P. Menon are present on the dais.*



*The audience at the awareness program held at Igloo Hotels, Cheruthoni, Idukki.*



*K-RERA Chairman P.H. Kurian IAS (Rtd) addressing a meeting arranged for the Chartered Accountants at Abad Plaza, Kochi. Y. Sheeba Rani, Secretary, K-RERA, and CA Deepa Thomas, Chairperson, Ernakulam Branch of SIRC of ICAI are also present on the dais.*



*K-RERA Chairman P.H. Kurian IAS (Rtd) speaking at the meeting conducted for the officials from the Trivandrum Corporation and the surrounding LSGIs.*



*K-RERA Chairman P.H. Kurian IAS (Rtd) leading an awareness session for the LSG officials from Kochi Corporation and surrounding LSGIs.*



# 12 Annual Statement of accounts in form O

KERALA REAL ESTATE REGULATORY AUTHORITY  
 8th FLOOR, TRINITY CENTRE, C.P. CHATHANAYA EYE HOSPITAL, KESWASANPUSAM, THIRUVANANTHAPURAM - 695006

**Form O**

[ See rule 38(1) ]

**ANNUAL STATEMENT OF ACCOUNTS  
 RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED IN 31ST MARCH 2023**

[ in Rupees ]

Ac Co	Receipts	Current Year as on 31st March 2023	Previous Year as on 31st March 2022	Ac Code	Payments	Current Year as on 31st March 2023	Previous Year as on 31st March 2022
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	To Balance Brought down :			13	By Chairperson and Members :		
1.1	To Bank	4,21,48,788.78	1,84,52,803.70	13.1	By Pay and Allowances	1,70,74,040.00	1,75,07,208.00
1.2	To Cash in hand	521.00	8,399.00	13.2	By Other Benefits	5,45,830.00	5,16,411.00
1.3	To Receivable from Government	-	3,52,378.00	13.3	By Travelling Expenses	5,75,980.00	1,00,318.00
2	To Fee, Charges and Fine :			13.3.1	By Overseas	-	-
3.1	To Real Estate Regulatory Fund [Refer Note 2]	12,78,37,660.00	7,87,31,002.00	13.3.2	By Domestic	-	-
3.2	To Charges	-	-	14	By Officers :		
3.3	To Fines	20,44,650.34	48,66,171.30	14.1	By Pay and Allowances	84,88,053.00	81,87,504.00
2.4	To Fee - R/ Ad	3,566.00	2,126.00	14.2	By Retirement Benefits	90,158.00	1,51,249.00
3	To GrantB :			14.3	By Other Benefits	1,27,940.00	2,02,993.00
3.1	To Accounts with Government	12,514.00	-	14.4	By Travelling Expenses	3,46,727.00	2,36,514.00
3.2	To Others	4,54,861.38	5,000.00	14.4.1	By Overseas	-	-
4	To Gifts:			14.4.2	By Domestic	-	-
5	To Subsidies and Concessions	-	-	15	By Staff :		
6	To Sales of Publications	-	-	15.1	By Pay and Allowances	1,17,23,825.00	66,08,063.00
7	To Income on Investments and Deposits :			15.2	By Retirement Benefits	-	-
7.1	To Income on Investments	-	-	15.3	By Other Benefits	4,94,339.00	2,17,789.00



KERALA REAL ESTATE REGULATORY AUTHORITY  
8th FLOOR, TRINITY CENTRE, CDD, CHATHANAYA EYE HOSPITAL, KESAVADASAPURAM, THIRUVANANTHAPURAM - 690004

**FORM O**

[ See rule 38(1) ]

**ANNUAL STATEMENT OF ACCOUNTS  
RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED IN 31ST MARCH 2023**

A/c Code	Receipts	Current Year as on 31st March 2023	Previous Year as on 31st March 2022	A/c Code	Payments	( In Rupees )	
						Current Year as on 31st March 2023	Previous Year as on 31st March 2022
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
7.2	To Income on Deposits	1,54,98,771.00	1,51,58,774.00	15.4	By Travelling Expenses	34,592.00	39,167.00
9	To Loans :			15.4.1	By Overseas	-	-
9.1	To Government			15.4.2	By Domestic		
8.2	To Others ( Member )			16	By Hire of Durveevinos	41,61,505.00	32,38,678.00
9	To Sale of Assets			17	By Wages		
10	To Sale of Investments (Withdrawal of fixed deposit)		1,00,00,000.00	18	By Overstin		
11	To Recoveries from Pay Bills			19	By Honorarium		
				20	By Other Office Expenses	15,29,590.00	4,16,315.00
				21	By Expenditure on Research		4,22,400.00
				22	By Consultation Expenses	1,35,000.00	1,30,090.00
				23	By Seminars and Conferences		
				24	By Publications of Authority	42,615.00	13,688.00
				25	By Rent and Taxes	62,04,750.00	20,83,035.00
				26	By Interest on Loan		
				27	By Promotional Expenses (Refer Note. 3)	23,75,495.00	10,10,123.00
				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	39,40,568.00	9,60,500.00
				30.2	By Computer	7,02,842.00	3,36,840.00
				30.3	By UPS		81,500.00



8th FLOOR, TRINITY CENTRE, OPP. CHAITANYA EYE HOSPITAL, KESAVADASAPURAM, THIRUVANANTHAPURAM - 680004  
 KERALA REAL ESTATE REGULATORY AUTHORITY

**FORM O**

[ See rule 28(1) ]

**ANNUAL STATEMENT OF ACCOUNTS  
 RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED IN 31ST MARCH 2023**

( In Rupees )

AVG Code	Receipts	Current Year as on 31st March 2023	Previous Year as on 31st March 2022	AVG Code	Payments	Current Year as on 31st March 2023	Previous Year as on 31st March 2022
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
				30.4	By Office equipment	8,935.00	1,74,560.00
				30.5	By AC	25,70,854.00	-
				30.6	By Office Furnishing	1,78,04,887.00	-
				30.7	By Computer Software	40,13,388.00	-
				31	By Investments and Deposits :	-	-
				31.1	By Investments	-	-
				31.2	By Deposits	7,30,00,000.00	3,00,00,000.00
				32	By Security Deposits	5,000.00	8,70,500.00
				33	By Loans and Advances to :	-	-
				33.1	By Employees	-	-
				33.1.1	By Renting Interest	-	-
				33.1.2	By Not Dealing Interest	-	-
				33.2	By Suppliers/Contractors	2,65,517.00	19,83,401.00
				33.3	By Member	-	-
				34	By Repayment of Loan	-	-
				35	By Others :	-	-
				35.1	By Leave Salary & Pension	-	-
				35.2	By Contribution	2,06,900.00	1,77,000.00
				35.3	By Audit Fee	-	-
				35.4	By Misc. 4	17,04,946.00	49,68,171.00
				35.4.1	Statutory Remittances	-	-
				35.4.2	Registration Charges	-	-
				35.4.3	Communication Expenses	1,38,151.00	67,936.00



KERALA REAL ESTATE REGULATORY AUTHORITY  
 6TH FLOOR, TRINITY CENTRE, GPP, CHAITHANYA EYE HOSPITAL, KESAVANADASAPURAM, THIRUVANANTHAPURAM - 695003

**Form O**

( See rule 38(1) )

**ANNUAL STATEMENT OF ACCOUNTS  
 RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED IN 31ST MARCH 2023**

( In Rupees )

Ac Code	Receipts	Current Year as on 31st March 2023	Previous Year as on 31st March 2022	Ac Code	Payments	Current Year as on 31st March 2023	Previous Year as on 31st March 2022
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
				35.4.4	Income tax late fee	3,560.00	19,160.00
				35.4.5	Accounts with Government	17,07,943.00	16,20,758.00
				35.4.6	Others	41,521.00	
				35.4.7	Power Charges	4,73,640.00	1,16,982.00
				35.4.8	Repairs & Maintenance	27,440.00	15,350.00
				35.4.9	Bank Charges	2,211.00	10,759.20
				35.4.10	Audit and Other Service Charges	37,254.00	11,826.00
				35.4.11	By Others (Refer Note 6)	13,32,669.11	2,592.00
				30	By Balance carried down :		
				36.1	By Bank	3,18,20,868.00	4,21,48,700.76
				36.2	By Cash in hand	7,373.00	621.00
				36.3	By Provisions from Government		
	<b>Total</b>	<b>18,50,00,269.12</b>	<b>12,77,24,528.06</b>		<b>Total</b>	<b>18,50,00,269.12</b>	<b>12,77,24,528.06</b>

Member(s) (Signator)

*(Signature)*

**Dr. M. P. MATHEWS**  
 MEMBER

Kerala Real Estate Regulatory Authority



**PREETHA P. MENON**  
 Member

Kerala Real Estate Regulatory Authority

*(Signature)*

Chairman (Signature)

**P. H. KURIAN**  
 Chairman

Kerala Real Estate Regulatory Authority

KERALA REAL ESTATE REGULATORY AUTHORITY  
 6th FLOOR, TRINITY CENTRE, OPP. CHANTHAYA EYE HOSPITAL, KEBAYAKKAPURAM, THIRUVANANTHAPURAM - 695004

INCOME AND EXPENDITURE ACCOUNT FOR THE 1ST APRIL 2022 TO 31ST MARCH 2023

( In Rupees )

Acc Code	Expenditure	Current Year as on 31st March 2023	Previous Year as on 31st March 2022	Income	Current Year as on 31st March 2023	Previous Year as on 31st March 2022
(1)	(2)	(3)	(4)	(5)	(7)	(8)
37	To Chairperson and Members.	-	-	61	By Fee, Charges and Fines :	-
37.1	To Pay and Allowances	1,70,24,040.00	1,75,07,206.00	61.1	By Real Estate Regulatory Fund (Refer Note 2)	42,78,37,060.62
37.2	To Other Benefits	5,49,830.00	5,16,411.00	61.2	By Changes	-
37.3	To Travelling Expenses	5,75,060.00	1,85,319.00	61.3	By Fines	3,93,109.92
37.3.1	To Overseas	-	-	61.4	By Fee - RI Act	3,595.00
37.3.2	To Domestic	-	-	62	By Grants.	2,126.00
38	To Officers :	-	-	62.1	By Account with Government	-
38.1	To Pay and Allowances	85,94,703.00	81,67,504.00	62.2	By Others ( specify )	-
38.2	To Retirement Benefits	90,168.00	1,51,249.00	63	By Gifts	-
38.3	To Other Benefits	1,27,940.00	2,03,889.00	64	By Seminars and Conferences	-
38.4	To Travelling Expenses	3,45,727.00	2,58,614.00	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	1,64,98,771.00
39.1	To Pay and Allowances	1,17,23,825.00	98,08,053.00	66.3	By Interest on Loan and Advances	-
39.2	To Retirement Benefits	-	-	67	By Miscellaneous Income :	-
39.3	To Other Benefits	4,94,339.00	2,17,793.00	67.1	By Gain on Sales of Assets	-
39.4	To Travelling Expenses	34,512.00	39,167.00	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	41,91,505.00	32,86,618.00			



5th FLOOR, TRINITY CENTRE, OPP: CHAITHANYA EYE HOSPITAL, KESAVADASAPURAM, THIRUVANANTHAPURAM -690004  
**KERALA REAL ESTATE REGULATORY AUTHORITY**

**INCOME AND EXPENDITURE ACCOUNT FOR THE 1ST APRIL 2022 TO 31ST MARCH 2023**

( In Rupees )

A/c Code	Expenditure	Current Year as on 31st March 2023	Previous Year as on 31st March 2022	A/c Code	Income	Current Year as on 31st March 2023	Previous Year as on 31st March 2022
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
41	To Wages	-	-				
42	To Overtime	-	-				
43	To Honorarium	-	-				
44	To Other Office Expenses	15,29,590.00	4,18,319.01				
45	To expenditure on Research	-	4,80,000.00				
46	To Consultation expenses	1,36,000.00	1,30,000.00				
47	To Seminars and Expenses	-	-				
48	To Publications of Real Estate Regulatory Authority	42,818.00	13,809.00				
49	To Rent and Taxes	62,04,780.00	29,87,504.00				
50	To Interest on Loans	-	-				
51	To Promotional Expenses (Refer Note 3)	23,75,499.00	10,10,123.00				
52	To membership fee	-	-				
53	To Subscription	1,18,000.00	1,18,000.00				
54	To Others :	-	-				
54.1	To Loan Salary and Pension	-	-				
54.2	Contribution	-	-				
54.3	To Audit Fee	2,08,500.00	1,77,000.00				
54.4	To Misc :	-	-				
54.4.1	Registration Charges	-	1,48,502.00				
54.4.2	Communication Expenses	1,39,151.00	97,939.00				
54.4.3	Income tax rate fee	3,500.00	18,150.00				
54.4.4	Power Charges	4,73,848.00	1,16,662.00				
54.4.5	Repairs & Maintenance	27,440.00	15,360.00				
54.4.6	Bank Charges	2,211.92	10,750.26				
54.4.7	Audit and Other Service Charge	37,254.00	11,825.00				



KERALA REAL ESTATE REGULATORY AUTHORITY  
 8th FLOOR, TRINITY CENTRE, OPP. CHAITHANYA EYE HOSPITAL, KEENWAGARAPURAM, THIRUVANANTHAPURAM - 680004  
 INCOME AND EXPENDITURE ACCOUNT FOR THE 1ST APRIL 2022 TO 31ST MARCH 2023

(In Rupees)

Ac/c Code	Expenditure	Current Year as on 31st March 2023	Previous Year as on 31st March 2022	Ac/c Code	Income	Current Year as on 31st March 2023	Previous Year as on 31st March 2022
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
54	Others (Refer Note 6)	13,37,699.11	2,502.00				
55	To Depreciation (Refer Note 5)	41,04,565.24	5,77,930.10				
56	To Loss on sale of assets	-	-				
57	To Bad Debts written off	-	-				
58	To Provision for bad & doubtful debts	-	-				
59	To Excess of income over Expenditure	6,90,35,886.87	4,83,32,605.67				
	<b>Total</b>	<b>14,48,78,527.54</b>	<b>8,39,02,932.05</b>		<b>Total</b>	<b>14,48,78,527.54</b>	<b>9,39,82,932.05</b>

Member(s) (Signature)

*(Handwritten Signature)*

**Dr. M.P. MATHEWS**  
 MEMBER  
 Kerala Real Estate Regulatory Authority

*(Handwritten Signature)*

**FREETHA P. MENON**  
 Member  
 Kerala Real Estate Regulatory Authority



*(Handwritten Signature)*

**P. H. KURIAN**  
 Chairman  
 Kerala Real Estate Regulatory Authority

KERALA REAL ESTATE REGULATORY AUTHORITY  
6th FLOOR, TRINITY CENTRE, C/RF, CEATHANVA EYE HOSPITAL, KESAVANASAPURAM, THIRUVANANTHAPURAM - 695004

BALANCE SHEET AS ON 31ST MARCH 2023

(In Rupees)

Ac- Code	Liabilities	Current Year as on 31st March 2023	Previous Year as on 31st March 2022	Ac- Code	Assets	Current Year as on 31st March 2023	Previous Year as on 31st March 2022
68	Funds			72	Fixed Assets :		
68.1	Capital Fund			72.1	Gross Block at Cost	3,69,17,007.99	33,18,985.59
68.2	Add Excess of Income over Expenditure/less excess of Expenditure over Income	5,00,33,653.57	4,83,32,605.57	72.2	Less Cumulative depreciation (Risk Note 5)	51,54,558.52	9,30,023.38
68.3	Other Funds (Specify)	-	-	72.3	Net Block	3,07,62,449.46	23,88,962.21
69	Reserves	25,01,59,068.06	20,18,26,463.41	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	5,74,115.10	57,069.30	74.2.1	Fixed Deposit with Treasury	27,00,00,000.00	20,00,00,000.00
				74.2.2	Rent Deposit	6,70,500.00	6,70,500.00
				74.2.3	Others	8,000.00	-
				75	Loans and Advances :		
				75.1	Account with Government	31,59,482.00	15,30,700.00
				75.2	Advance to Contractor	2,90,917.00	35,28,000.00
				75.3	Others	30,521.00	-
				76	Sundry Debtors	-	-
				77	Cash and Bank Balances	3,18,28,231.89	4,21,48,419.78
				79	Other Current Assets	-	-
	<b>Total</b>	<b>33,67,67,071.05</b>	<b>26,02,26,138.36</b>		<b>Total</b>	<b>33,67,67,071.05</b>	<b>26,02,26,138.36</b>

Accounting Policies and Notes :

Member(s) (Signature)

*(Signature)*

Er. M.P. MATHAN EWS  
14/03/2023  
Er. M.P. MATHAN EWS  
Chartered Accountant



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

*(Signature)*  
Chairperson (Signatures)  
P. H. KULLIAN  
Chairman  
Kerala Real Estate Regulatory Authority

5th FLOOR, TRINITY CENTRE, OPP. CHINTHANYA EYE HOSPITAL, KESAVASAPURAM, THEILMANATHAMPURAM-680004

Table 3  
Fixed Asset

Sl No	Particulars	Balance as at April 01, 2022		Additions during the Year		Gross Block		Accumulated Depreciation		Net Block	
		Rs	In R	More than 180 Days	Less than 180 Days	Rs	In R	Rs	In R	Rs	In R
	Tangible Assets										
	Furniture & Fixtures	15,50,583.99		36,21,855.08	5,16,042.35	56,68,481.42		5,03,081.01		47,65,400.41	13,05,735.13
1	Electrical Fittings	13,09,940.00		2,58,515.00	4,04,327.00	15,72,782.00		4,71,043.84		11,01,738.16	6,77,673.84
2	Computer & Accessories	1,13,350.00		23,04,605.00	3,85,675.00	36,81,630.00		3,45,537.85		33,36,092.15	75,719.85
3	Car - Commercial	87,300.00		-	-	87,300.00		14,081.00		73,219.00	14,081.00
4	UPS	1,34,565.00		-	8,575.00	1,43,140.00		16,534.27		1,26,605.73	16,534.27
5	Office Equipment	-		-	1,79,04,887.00	1,79,04,887.00		6,30,264.36		1,72,74,622.64	1,05,776.00
6	Office Furnishings	-		-	-	-		-		-	-
	Intangible Assets										
1	Software	1,42,935.00		75,60,725.00	-	76,43,660.00		18,01,844.22		58,41,815.78	67,963.47
<b>Total</b>		<b>33,48,855.99</b>		<b>1,34,66,172.00</b>	<b>1,81,03,160.00</b>	<b>1,79,17,007.99</b>		<b>8,50,825.39</b>		<b>1,70,66,182.60</b>	<b>27,58,672.61</b>

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**Dr. M.P. MATHEWS**  
AUDITOR  
Kerala Real Estate Regulatory Authority

**PREETHA P. MENON**  
Member  
Kerala Real Estate Regulatory Authority

**P.H. KURIAN**  
Chairman  
Kerala Real Estate Regulatory Authority

**KERALA REAL ESTATE REGULATORY AUTHORITY**  
6th FLOOR, TRINITY CENTRE, OPP: CHAITHANYA EYE HOSPITAL, KESAVADASAPURAM,  
THIRUVANATHANPURAM -690004

**Note 2**  
**To Fees**

Particulars	As at March 31, 2023	As at March 31, 2022
<b>Fee for Registration of Projects and Agents</b>		
Fee - Ongoing Projects	2,11,80,911.75	1,85,88,014.01
Fee - Plot Registration	-	-
Fee - New Projects	9,03,23,648.25	5,52,84,549.05
Fee - Agents Registration	71,75,000.00	38,75,000.00
	-	-
<b>Fee for filing complaints before Authority and Adjudicating Officer</b>		
Fee - Complaint	2,35,000.00	3,09,400.00
Fee - Compensation	84,000.00	1,51,000.00
	-	-
<b>Other Fees</b>		
Fee - Copy of Document	50,740.00	94,886.00
Fee-Correction	1,60,000.00	94,000.00
Fee-Extention	85,46,780.62	4,68,384.00
Fee - Filing Charges	76,000.00	66,000.00
Fees - Re Opening of Cases	5,000.00	-
<b>Total</b>	<b>12,78,37,080.62</b>	<b>7,87,31,032.05</b>

**Note 3**  
**To Promotional Expenses**

Particulars	As at March 31, 2023	As at March 31, 2022
Promotional Expenses	23,75,496.00	10,10,123.00
<b>Total</b>	<b>23,75,496.00</b>	<b>10,10,123.00</b>

**Note 4**  
**Cash and Bank Balances**

Particulars	As at March 31, 2023	As at March 31, 2022
Cash in Hand	7,373.00	621.00
SBI Fund A/c No. 38939416412	99,99,289.34	1,57,91,734.53
District Treasury-Trivandrum, TSB Account	1,48,69,894.00	1,90,18,897.00
State Bank of India A/c no.39612771095	69,51,674.63	73,40,166.95
Penalty- SBI	0.72	0.30
District Treasury-Arrear Salary Account	-	-
<b>Total</b>	<b>3,18,28,231.69</b>	<b>4,21,49,419.78</b>

**Note 6**  
**Others**

Particulars	As at March 31, 2023	As at March 31, 2022
Miscellaneous Expenses	13,31,396.11	2,532.00
Water Charges	1,303.00	-
<b>Total</b>	<b>13,32,699.11</b>	<b>2,532.00</b>

  
**E. M. P. MATHEWS**  
MEMBER  
Kerala State Real Estate Regulatory Authority



  
**PREETHA P. MENON**  
Member  
Kerala Real Estate Regulatory Authority

  
**P. H. KURJAN**  
Chairman  
Kerala Real Estate Regulatory Authority

**KERALA REAL ESTATE REGULATORY AUTHORITY**  
6th FLOOR, TRINITY CENTRE, OPP. CHAITHANYA EYE HOSPITAL, KESAVADASAPURAM,  
THIRUVANATHANPURAM - 690004.

**Significant Accounting Policies & Notes to Accounts for the year ended March 31, 2023**

**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 authority has applied for income tax exemption .Pending approval, no provision for tax has been made in the accounts.



**E. M. P. Jeyaraj**  
MEMBER  
Kerala Real Estate Regulatory Authority



**PREETHA P MENON**  
Member  
Kerala Real Estate Regulatory Authority



**P. H. KURIAN**  
Chairman  
Kerala Real Estate Regulatory Authority



# 13 Annual Report - Form P

Sl 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	ASSET HOMES PRIVATE LIMITED	ASSET HOMES PVT LTD,ASSET CENTRALE,XV/246C,,, NH BYPASS,KUNDANOOR JN,,, MARADU P.O, 682304,ERNAKULAM, KERALA	New	694070	K- RERA/PRI/ALP/044/2023	03-03-2023	31-03-2027		
2	AUL HOMES	XXIII/82,,, THYNOTHIL ROAD,, ALUVA, 683101,ERNAKULAM, KERALA	New	1045434	K- RERA/PRI/ERN/009/2023	13-01-2023	30-09-2027		
3	MOTIF BUILDERS AND DEVELOPERS PVT LTD	XI/237-A49, 4TH FLOOR, HAYATH TOWERS,,,, PADAMJUAL,, KAKKANAD, 682021,ERNAKULAM, KERALA	Ongoing	105832.35	K- RERA/PRI/ERN/174/2022	26-10-2022	31-08-2023		
4	PROVIDENCE LIFESPACE PVT LTD	XIX/53/B, 2ND FLOOR, KALLARACKAL BUILDING, ,,, EAST CHURCH ROAD,, ANGAMALY, 683572,ERNAKULAM, KERALA	New	129654	K- RERA/PRI/ERN/170/2022	26-10-2022	30-11-2025		
5	CASADELO DEVELOPERS PVT LTD	6/838-B2,,, SEAPORT AIRPORT ROAD,, VALLATHOL JUNCTION, 682021,ERNAKULAM, KERALA	New	192401	K- RERA/PRI/ERN/131/2022	08-08-2022	20-12-2027		
6	BUILDOWN DEVELOPERS PRIVATE LIMITED	NO.B/561(1) 1ST FLOOR PADANAD BUILDING, ,,, EDACHIRA ROAD,, KAKKANAD, 682030,ERNAKULAM, KERALA	New	372688.5	K- RERA/PRI/ERN/107/2022	23-06-2022	01-12-2024		
7	INDUS GRATIA CREATIVE HOMES PVT LTD	MATRIX ROYALE,,,, POLAKULAM ROAD,, TRIPUNITHURA, 682301,ERNAKULAM, KERALA	Ongoing	42140	K- RERA/PRI/ERN/184/2022	14-11-2022	27-04-2026		
8	ASIAN DEVELOPERS	37/2014A1,,,, SUBASH CHANDRA BOSE ROAD,, JAWAHAR NAGAR,KADAVANTHRA, 682020,ERNAKULAM, KERALA	New	84597.5	K- RERA/PRI/ERN/001/2023	05-01-2023	07-12-2025		

9	NATIONAL BUILDERS	5TH FLOOR, NATIONAL PEARL STAR BUILDING, , , , NEAR CHANGAMPUZHA PARK METRO STATION, , EDAPPALLY, 682024, ERNAKULAM, KERALA	New	NATIONAL MAJESTIC EDAPPALLY, EDAPPALLY, EDAPPALLY NORTH, KANAYANNUR, ERNAKULAM, 682024	268989.5	K- RERA/PRJ/ERN/032/2023	10-02-2023	31-12-2027	
10	RDS REALTIES LTD	56/849, , , , SHIHAB THANGAL ROAD, , , PANAMPILLY NAGAR, 682036, ERNAKULAM, KERALA	New	RDS ZEAL MANIMALA ROAD, EDAPPALLY, EDAPPALLY NORTH, KANAYANNUR, ERNAKULAM, 682024	385980	K- RERA/PRJ/ERN/216/2022	27-12-2022	31-12-2026	
11	VARMA HOMES PRIVATE LIMITED	G-129, 55/938(A), , , , 3RD CROSS ROAD, , , PANAMPILLY NAGAR, 682036, ERNAKULAM, KERALA	New	VARMA HARMONY MANIMALA EDAPPALLY, MANIMALA, EDAPPALLY NORTH, KANAYANNUR, ERNAKULAM, 682024	237971.5	K- RERA/PRJ/ERN/028/2023	09-02-2023	30-03-2028	
12	M/S SKYLINE BUILDERS	SKYLINE HOUSE, DOOR NO. 33/1915 A-H, J.K, , , , N H BYE PASS, , VENNALA, 682028, ERNAKULAM, KERALA	New	SKYLINE ZEN ELAMAKKARA, , EDAPPALLY SOUTH, KANAYANNUR, ERNAKULAM, 682026	457955	K- RERA/PRJ/ERN/150/2022	06-09-2022	14-10-2027	
13	SMS BUILDERS	60/1201A, , , , VARGHESE THITTEL ROAD, , , SOUTH PANAMPILLY NAGAR, 682020, ERNAKULAM, KERALA	New	SMS BODHI CHANDRATHIL ROAD, EDAPPALLY, EDAPPALLY SOUTH, KANAYANNUR, ERNAKULAM, 682024	146566.2	K- RERA/PRJ/ERN/171/2022	26-10-2022	07-04-2026	
14	TRAVANCORE BUILDERS PVT LTD	TRAVANCORE HOUSE, , , , NH BYPASS, , CHAKKARARAMBU, THAMMANAM, 682032, ERNAKULAM, KERALA	Ongoing	TRAVANCORE OPUS HIGHWAY TOWER I PUTHIYA ROAD, NH BYEPASS, EDAPPALLY SOUTH, KANAYANNUR, ERNAKULAM, 682032	383153.5	K- RERA/PRJ/ERN/081/2022	12-05-2022	30-09-2022	
15	NJN HOMES & HOUSING PROJECTS	SALWA SQUARE, , , , NANDANATH KOCHAKO ROAD, , THAMMANAM, 682032, ERNAKULAM, KERALA	New	NJN MERITON KANNATTUMANA ROAD, VENNALA, EDAPPALLY SOUTH, KANAYANNUR, ERNAKULAM, 682028	83251	K- RERA/PRJ/ERN/113/2022	04-07-2022	20-03-2027	
16	ANVITA BUILDERS PVT LTD	N078, 3RD MAIN, , , , BHCS LAYOUT, , , BTM 2ND STAGE, 560076, BANGALORE, KARNATAKA	Ongoing	ANVITA ROYAL GRANDE BTS ROAD, KEERTHI NAGAR, EDAPPALLY SOUTH, KANAYANNUR, ERNAKULAM, 682026	86053.35	K- RERA/PRJ/ERN/072/2022	29-04-2022	29-04-2023	

17	VARMA HOMES PRIVATE LIMITED	G-129, 55/938(A), , , , 3RD CROSS ROAD, , PANAMPILLY NAGAR, 682036, ERNAKULAM, KERALA	New	VARMA URBAN HEIGHTS PALATHURATH, JAWAHAR NAGAR, ELAMKULAM, KANAYANNUR, ERNAKULAM, 682020	264270.5	K- RERA/PRI/ERN/136/2022	17-08-2022	30-09-2027	
18	GALAXY HOMES PVT LTD	GALAXY HOMES PVT LTD, , , , RAJAJI ROAD JUNCTION, M G ROAD, , , 682035, ERNAKULAM, KERALA	Ongoing	GALAXY OXTON JOHN ALUNKAL ROAD, KADAVANTHRA, ELAMKULAM, KANAYANNUR, ERNAKULAM, 682020	151396.25	K- RERA/PRI/ERN/049/2023	20-03-2023	29-05-2020	
19	DREAM FLOWER HOUSING PROJECTS PVT LTD	DOOR NUMBER 49/1295E, DREAMFLOWER, , , , PONEKKARA ROAD, , EDAPPALLY P.O, 682024, ERNAKULAM, KERALA	New	DREAMFLOWER MELODIUM NEW LINK ROAD, NEAR ELAMKULAM METRO STATION, ELAMKULAM, KANAYANNUR, ERNAKULAM, 682020	63804.5	K- RERA/PRI/ERN/119/2022	18-07-2022	30-07-2024	
20	ANTA BUILDERS & DEVELOPERS PVT LTD	VANDANATHIL, , , , MANGATTOOR, , KOLENCHERY, 682311, ERNAKULAM, KERALA	Ongoing	ANTA - HARMONY BUND ROAD, PANAMPILLY NAGAR, , ELAMKULAM, KANAYANNUR, ERNAKULAM, 682020	56193.25	K- RERA/PRI/ERN/190/2022	19-11-2022	31-12-2023	
21	AC CITY PROJECTS PVT LTD	53/10, 5TH FLOOR, AC ESTATE, , , , SA ROAD, , JANATHA JN. VYTTILA, 682019, ERNAKULAM, KERALA	New	AC CEEKAYS ENCLAVE ST FRANCIS XAVIERS CHURCH ROAD, KATHRIKADAVU, ELAMKULAM, KANAYANNUR, ERNAKULAM, 682017	100150	K- RERA/PRI/ERN/201/2022	02-12-2022	31-12-2025	
22	ASSET HOMES PRIVATE LIMITED	ASSET HOMES PVT LTD, ASSET CENTRALE, XV/246C, , , , NH BYPASS, KUNDANOOR JN, , MARADU P.O, 682304, ERNAKULAM, KERALA	New	ASSET SAMSKRITI OLD RAILWAY STATION ROAD, ERNAKULAM NORTH, ERNAKULAM, KANAYANNUR, ERNAKULAM, 682018	268902.5	K- RERA/PRI/ERN/047/2023	13-03-2023	15-03-2027	
23	TATA REALTY AND INFRASTRUCTURE LIMITED	TRITVAM, TATA REALTY AND INFRASTRUCTURE LIMITED, , , , GOSHREE PACHALAM LINK ROAD, , KOVILVATTOM, 682018, ERNAKULAM, KERALA	Ongoing	TRITVAM - TOWER 5 KOVILVATTOM, MARINE DRIVE, ERNAKULAM, KANAYANNUR, ERNAKULAM, 682018	1176801	K- RERA/PRI/ERN/109/2022	01-07-2022	31-12-2019	
24	CASADEL BUILDERS INDIA PRIVATE LIMITED	6/838, , , , SEAPORT AIRPORT ROAD, , VALLATHOL JUNCTION, 682021, ERNAKULAM, KERALA	New	CASADEL QUEENSTOWN VALAVAKKATTU ROAD, INFOPARK, KAKKANAD, KAKKANAD, KANAYANNUR, ERNAKULAM, 682030	137350	K- RERA/PRI/ERN/185/2022	14-11-2022	01-11-2027	

25	DESAI HOMES	II FLOOR ,DD TRADE TOWER, , , , KALOOR- KADAVANTHARA ROAD, , KALOOR, 682017,ERNAKULAM, KERALA	New	DD GREEN VILLAGE KAKKANAD, KAKKANAD, KAKKANAD, KANAYANNUR, ERNAKULAM, 682032	1040374.2	K- RERA/PRI/ERN/ 025/2023	06-02-2023	31-12-2027	
26	M/S SKYLINE BUILDERS	SKYLINE HOUSE, DOOR NO. 33/1915 A-H, J,K, , , N H BYE PASS, , VENNALA, 682028,ERNAKULAM, KERALA	New	SKYLINE MATRIX LAVANYA NAGAR, , KAKKANAD, KANAYANNUR, ERNAKULAM, 682030	337875.5	K- RERA/PRI/ERN/ 059/2023	31-03-2023	30-05-2028	
27	JOYCE GEORGE	5/496-B1, KOTTALIL HOUSE, , , , MOLATH ROAD, , , 682021,ERNAKULAM, KERALA	New	SOPHIA ESTELIA KOLLAMKUDY MUGHAL ROAD, KOLLAMKUDY MUGHAL, KAKKANAD, KANAYANNUR, ERNAKULAM, 682030	69462.5	K- RERA/PRI/ERN/ 080/2022	10-05-2022	11-04-2023	
28	CONFIDENT PROJECTS RESIDENTIAL	574, PARK HOUSE, , , , 80 FEET ROAD , 8TH BLOCK, , KORAMANGALA, 560095,BANGALORE, KARNATAKA	New	CONFIDENT PINEWOOD THENGOD, THRIKKAKKARA, KAKKANAD, KANAYANNUR, ERNAKULAM, 682030	397607	K- RERA/PRI/ERN/ 071/2022	26-04-2022	31-03-2027	
29	CONFIDENT PROJECTS RESIDENTIAL	574, PARK HOUSE, , , , 80 FEET ROAD , 8TH BLOCK, , KORAMANGALA, 560095,BANGALORE, KARNATAKA	New	CONFIDENT BOUGAINVILLE KAKKANAD, THRIKKAKKARA, KAKKANAD, KANAYANNUR, ERNAKULAM, 682030	414682	K- RERA/PRI/ERN/ 084/2022	12-05-2022	18-04-2027	
30	ASSET HOMES PRIVATE LIMITED	ASSET HOMES PVT LTD,ASSET CENTRALE,XV/246C, , , , NH BYPASS,KUNDANOOR JN, , MARADU P.O, 682304,ERNAKULAM, KERALA	New	ASSET LAURELS ATHANI , , KAKKANAD, KANAYANNUR, ERNAKULAM, 683585	554715	K- RERA/PRI/ERN/ 079/2022	10-05-2022	15-05-2026	
31	SUNPAUL DEZIRA PROJECTS PRIVATE LIMITED	DOOR NO. IX/736-18 OF THRIKKAKKARA MUNICIPALITY, 1ST FLOOR, SUNPAUL DEZIRA BLUEBERRY, , , , INFOPARK EXPRESSWAY, , KAKKANAD, 682030,ERNAKULAM, KERALA	Ongoing	SUNPAUL DEZIRA BLUEBERRY INFOPARK EXPRESSWAY, KAKKANAD, KAKKANAD, KANAYANNUR, ERNAKULAM, 682030	372695.25	K- RERA/PRI/ERN/ 193/2022	26-11-2022	16-06-2018	
32	VEEYEM DEVELOPERS AND BUILDERS PRIVATE LIMITED	XII/115A, , , , MOOLEPADAM ROAD, , KAKKANAD, 682030,ERNAKULAM, KERALA	New	VM PENTAGON KAKKANAD, CHITTETHUKARA, KAKKANAD, KANAYANNUR, ERNAKULAM, 682037	169936	K- RERA/PRI/ERN/ 169/2022	22-10-2022	31-12-2026	
33	DLF SOUTHERN TOWNS PRIVATE LIMITED	1ST FLOOR, DLF GATEWAY TOWER, , , , R-BLOCK, , DLF CITY, PHASE III, GURUGRAM, 122002,GURGAON, HARYANA	Ongoing	TOWERS 2, 3, 4 OF NTH SEAPORT-AIRPORT ROAD, KAKKANAD CSEZ P.O., KAKKANAD, KANAYANNUR, ERNAKULAM, 682037	2343961.95	K- RERA/PRI/ERN/ 029/2023	09-02-2023	15-03-2017	

34	INDUS GRATIA CREATIVE HOMES PVT LTD	MATRIX ROYALE,,, POLAKULAM ROAD, TRIPUNITHURA, 682301.ERNAKULAM, KERALA	Ongoing	GREENRICH VILLAS MALEKAD TEMPLE ROAD, UDAYAMPEROOR, MIYAKUNNAM, KANAYANNUR, ERNAKULAM, 682307	88366	K- RERA/PRI/ERN/ 069/2022	19-04-2022	31-03-2024	
35	INDUS GRATIA CREATIVE HOMES PVT LTD	MATRIX ROYALE,,, POLAKULAM ROAD, TRIPUNITHURA, 682301.ERNAKULAM, KERALA	New	HYACINTH VILLAS VAIKOM ROAD, MANGAI KAVALA, MIYAKUNNAM, KANAYANNUR, ERNAKULAM, 682307	43274	K- RERA/PRI/ERN/ 188/2022	16-11-2022	30-09-2027	
36	ABAD BUILDERS PVT LTD	8TH FLOOR,NUCLEUS MALL AND OFFICE, NH.85, KUNDANNOOR PETTA ROAD, POONITHURA, 682304,ERNAKULAM, KERALA	New	ABAD SIGNATURE NH.85, KUNDANNOOR, MARADU, KANAYANNUR, ERNAKULAM, 682304	558490.5	K- RERA/PRI/ERN/ 200/2022	02-12-2022	30-06-2026	
37	ABAD BUILDERS PVT LTD	8TH FLOOR,NUCLEUS MALL AND OFFICE, NH.85, KUNDANNOOR PETTA ROAD, POONITHURA, 682304,ERNAKULAM, KERALA	New	ABAD WOODS PARK MASJID ROAD, NETTOOR, MARADU, KANAYANNUR, ERNAKULAM, 682040	574636	K- RERA/PRI/ERN/ 118/2022	14-07-2022	30-06-2025	
38	NOEL VILLAS AND APARTMENTS	NOEL VILLAS AND APARTMENTS,5TH FLOOR, NOEL HOUSE,,, THRIKKAKARA,, KAKKANAD, 682021,ERNAKULAM, KERALA	New	NOEL CLOUDWALK MARADU, NEAR INTUC JUNCTION, NETTOOR, MARADU, KANAYANNUR, ERNAKULAM, 682040	1930754	K- RERA/PRI/ERN/ 090/2022	26-05-2022	30-09-2026	
39	ERA HOMES AND PROJECTS PVT LTD	ERA HOMES AND PROJECTS PVT LTD,,, CONVENT ROAD,, MARADU, 682304,ERNAKULAM, KERALA	New	SKY AT 11 MANGAYIL SCHOOL ROAD, MARADU, MARADU, KANAYANNUR, ERNAKULAM, 682304	122962	K- RERA/PRI/ERN/ 172/2022	26-10-2022	31-12-2026	
40	MERITRA HOMES PVT LTD	3RD FLOOR, VALLAMATTAM ESTATE,,, M G ROAD,, RAVIPURAM, 682015,ERNAKULAM, KERALA	Ongoing	TOWER ELEVEN NH 49,, MARADU, KANAYANNUR, ERNAKULAM, 682304	103130.25	K- RERA/PRI/ERN/ 068/2022	19-04-2022	20-04-2018	
41	NATIONAL BUILDERS	5TH FLOOR, NATIONAL PEARL STAR BUILDING,,, NEAR CHANGAMPUZHA PARK METRO STATION,, EDAPPALLY, 682024,ERNAKULAM, KERALA	New	NATIONAL FREEDOM PARK TOWER 2 EROOR,, NADAMA, KANAYANNUR, ERNAKULAM, 682306	242042.2	K- RERA/PRI/ERN/ 022/2023	02-02-2023	31-07-2025	
42	NANMA PROPERTIES LTD	NANMA PROPERTIES LTD,, 2B, 34/137D EASTERN CORPORATE OFFICE,NHBYPASS EDAPPALLY,,, EDAPPALLY,,, 682024,ERNAKULAM, KERALA	New	NANMA ONE COCHIN SILVERSAND ISLAND,, NADAMA, KANAYANNUR, ERNAKULAM, 682019	4247566.5	K- RERA/PRI/ERN/ 070/2022	25-04-2022	20-04-2025	
43	SWASTHI HOMES	38/999, PALACE ARCADE,,, TEMPLE ROAD, TRIPUNITHURA, 682301.ERNAKULAM, KERALA	New	SWASTHI PRAKASAMANDIRAM KALIKOTTA PALACE ROAD,, NADAMA, KANAYANNUR, ERNAKULAM, 682301	49956.5	K- RERA/PRI/ERN/ 145/2022	29-08-2022	31-03-2024	
44	ANGLEPLUS PROJECTS PVT LTD	VAISHNAV,,, ANCHUMANA,, EDAPPALLY, 682017,ERNAKULAM, KERALA	Ongoing	CHITHANYA KANNANKULANGARA, TRIPUNITHURA, NADAMA, KANAYANNUR, ERNAKULAM, 682301	40418.4	K- RERA/PRI/ERN/ 023/2023	02-02-2023	10-06-2018	

45	VARMA HOMES PRIVATE LIMITED	G-129, 55/938(A), , , , 3RD CROSS ROAD, , PANAMPILLY NAGAR, 682036, ERNAKULAM, KERALA	New	VARMA RHYTHM EROOR, EROOR, NADAMA, KANAYANNUR, ERNAKULAM, 682306	379503	K- RERA/PRI/ERN/117/2022	14-07-2022	30-09-2027	
46	PADMASREE DEVELOPERS PVT LTD	PADMASREE DWARKA ENCLAVE, , , , GOPALAPRABHU ROAD, , ERNAKULAM, 682035, ERNAKULAM, KERALA	New	PADMASREE RAMSARAVAR MANJELI PAADAM PISHARIKOVIL ROAD, EROOR, NADAMA, KANAYANNUR, ERNAKULAM, 682306	152917.7	K- RERA/PRI/ERN/086/2022	17-05-2022	01-06-2024	
47	ARYA BHANGY BUILDERS PVT LTD	ARYA BHANGY PINNACLE, , , , SA ROAD, , ELAMKULAM, 682020, ERNAKULAM, KERALA	New	ARYA BHANGY CENTARA ETTUMANOOR- ERNAKULAM ROAD (SH15), OPPOSITE SILVER SAND ISALAND, POONITHURA, KANAYANNUR, ERNAKULAM, 682019	471375.3	K- RERA/PRI/ERN/210/2022	20-12-2022	30-11-2025	
48	M/S SKYLINE BUILDERS	SKYLINE HOUSE, DOOR NO. 33/1915 A-H, J, K, , , N H BYE PASS, , VENNALA, 682028, ERNAKULAM, KERALA	New	SKYLINE OZONE JAWAHAR NAGAR, , POONITHURA, KANAYANNUR, ERNAKULAM, 682019	579670	K- RERA/PRI/ERN/125/2022	21-07-2022	31-08-2027	
49	SKYLINE FOUNDATION S AND STRUCTURES PRIVATE LIMITED	350/2, , , , NEAR HANSA IOC SERVICE STATION, , DHARMARAM COLLEGE POST, 560029, BANGALORE, KARNATAKA	New	SFS BELLAGIO PARADISE ROAD, , POONITHURA, KANAYANNUR, ERNAKULAM, 682019	584044.5	K- RERA/PRI/ERN/214/2022	23-12-2022	31-03-2026	
50	SWASTHI HOMES	38/999, PALACE ARCADE, , , , TEMPLE ROAD, , TRIPUNITHURA, 682301, ERNAKULAM, KERALA	New	BUTTERFLY GARDENS CHINMAYA SCHOOL ROAD, TRIPUNITHURA, THEKKUMBHAGOM KANAYANNUR, KANAYANNUR, KANAYANNUR, KANAYANNUR,	113006.5	K- RERA/PRI/ERN/182/2022	03-11-2022	15-09-2025	
51	DREAM FLOWER HOUSING PROJECTS PVT LTD	DOOR NUMBER 49/1295E, DREAMFLOWER, , , , PONEKKARA ROAD, , EDAPPALLY P.O, 682024, ERNAKULAM, KERALA	New	DREAMFLOWER VELVETUDE - 4 UNITY ROAD, CHANGAMPUZHA NAGAR, THRIKKAKARA NORTH, KANAYANNUR, ERNAKULAM, 682033	211549	K- RERA/PRI/ERN/036/2023	23-02-2023	31-03-2026	
52	ASSET HOMES PRIVATE LIMITED	ASSET HOMES PVT LTD, ASSET CENTRALE, XV/246C, , , , NH BYPASS, KUNDANNOOR JIN, , MIARADU P.O, 682304, ERNAKULAM, KERALA	New	ASSET EMINENCE KOLLAMKUDIMUGAL, KAKANADU, VAZHAKKALA, KANAYANNUR, ERNAKULAM, 682021	163866	K- RERA/PRI/ERN/020/2023	31-01-2023	31-07-2025	

53	JOYCE GEORGE	5/496-B1, KOTTALIL HOUSE, , , , MOLATH ROAD, , , 682021, ERNAKULAM, KERALA	New	SOPHIA CELESTIA KAKKANAD, KAKKANAD, VAZHAKKALA, KANAYANNUR, ERNAKULAM, 682021	55381.5	K- RERA/PRJ/ERN/ 178/2022	28-10-2022	20-07-2022	
54	VAIPIL VILLAS AND APARTMENTS	17/508, THEKKENATH BUILDING, , , , ATHANI ROAD, , NEDUMBASSERY P. O., 683585, ERNAKULAM, KERALA	New	PAMANT K K ROAD, CHEMBUJUKKU, VAZHAKKALA, KANAYANNUR, ERNAKULAM, 682021	100020	K- RERA/PRJ/ERN/ 073/2022	04-05-2022	31-12-2023	
55	ASSET HOMES PRIVATE LIMITED	ASSET HOMES PVT LTD, ASSET CENTRALE, XV/246C, , , , NH BYPASS, KUNDANOOR JN, , MARADU P.O, 682304, ERNAKULAM, KERALA	New	ASSET JUBILANCE KOLLAMKUDIMUGAL, KAKANADU, , VAZHAKKALA, KANAYANNUR, ERNAKULAM, 682021	172745.5	K- RERA/PRJ/ERN/ 128/2022	01-08-2022	31-07-2025	
56	EI HOLDINGS	50/401, , , , TOCH ROAD, , VYTIILA, 682019, ERNAKULAM, KERALA	New	ANUGRAHA SRISHTI KOCHI PANCODE, PANCODE, AIKARANAD NORTH, KUNNATHUNAD, ERNAKULAM, 682310	188940	K- RERA/PRJ/ERN/ 051/2023	22-03-2023	14-01-2028	
57	BHAVANAM FOUNDATION KERALA	TC 13/287/1, PANACHAMOOTIL, , , , MULAVANA JUNCTION, , KUNNUKUZHI, VANCHIYOOR P.O, 695035, THIRUVANANTHAPURAM, KERALA	Ongoing	JANANI PROJECT - PONJASSERRY PONJASSERRY, PERUMBAAVOOR, ARAKAPADY, KUNNATHUNAD, ERNAKULAM, 683547	177575.25	K- RERA/PRJ/ERN/ 103/2022	08-06-2022	05-11-2022	
58	CASADEL BUILDERS INDIA PRIVATE LIMITED	6/838, , , , SEAPORT AIRPORT ROAD, , VALLATHOL JUNCTION, 682021, ERNAKULAM, KERALA	New	CASADEL AFTER THE RAIN CHITTANAD, , KUNNATHUNAD, KUNNATHUNAD, ERNAKULAM, 683565	215370	K- RERA/PRJ/ERN/ 211/2022	20-12-2022	27-10-2028	
59	NBCC INDIA LIMITED	NBCC BHAWAN, , , , LODHI ROAD, , LODHI ROAD, 110003, NEW DELHI, NCT OF DELHI	Ongoing	NBCC VALLEY VIEW APARTMENT, KOCHI PUTHENCROUZ WARD NO 2, PUTHENCROUZ, PUTHENCROUZ, KUNNATHUNAD, ERNAKULAM, 682303	1217870.7	K- RERA/PRJ/ERN/ 138/2022	29-08-2022	31-12-2024	
60	JOYCE GEORGE	5/496-B1, KOTTALIL HOUSE, , , , MOLATH ROAD, , , 682021, ERNAKULAM, KERALA	New	SOPHIA AVANI THIRUVANIYOOR, THIRUVANIYOOR, THIRUVANIYOOR, KUNNATHUNAD, ERNAKULAM, 682312	40539.5	K- RERA/PRJ/ERN/ 011/2023	13-01-2023	09-11-2023	