



KERALA REAL ESTATE REGULATORY AUTHORITY

**Trinity Centre, Opposite Chaithanya Eye Hospital,
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004**

www.rera.kerala.gov.in Email- info.rera@kerala.gov.in

Phone: 94976 80600

Present: Sri.PH Kurian Chairman.

No. T1/OL/EX/008/2025

Dated 25th February 2025.

Applicant: M/s. Jewel Homes Pvt Ltd
Door No. CC39/1330, Jewel Nest,
Eroor Vasudeva Road, Palarivatoom,
Vasanth Nagar, Kanayannur,
Ernakulam, Kerala – 682 017.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Jewel Pristine Greens**' promoted by '**M/s. Jewel Homes Pvt Ltd**' as per the certificate No. **K-RERA/PRJ/124/2021** dated **05.03.2021** under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 30.12.2021. The extension of registration for six months notified under the general order No. K-RERA/T3/102/2020 dated 15.05.2020, in connection with the Covid pandemic has added to this project at the time of initial registration. The extension of registration for a further period of six months notified under the General order No. K-RERA/T3/102/2020 dated 19.07.2021, in connection with the Covid

pandemic was also availed by the promoter and the registration extended up to 30.06.2022. The promoter had also availed one year extension of registration under Section 6 of Act, 2016 and the registration was extended up to 30.06.2023.

2. Later hearing was held on 20.09.2024 on the lapse of registration of the project and the Authority as per the Order No. K-RERA/T1/OL/278/2021 dated 17.01.2025, considering the affidavit dated 18.12.2024 filed by the promoter and the special circumstances of the case, granted six month time to complete the project and granted extension of registration provided to the promoter submits application accordingly. Accordingly the Authority decided to grant 6 months extension for the completion of the project till 16.07.2025.
3. Now the promoter filed the formal application for the extension of registration of the project in Form No. E with the required fee of Rs.1,09,428/- (Rupees One Lakh Nine Thousand Four Hundred and Twenty Eight Only). As per the proviso to Section 6 of the Act, 2016 the Authority may in reasonable circumstances, without default on the part of the promoter, based on the facts of each case, and for reasons to be recorded in writing extend the registration granted to the project for such time as it considers necessary, which shall, in aggregate, not exceed a period of one year.
4. Considering the above facts and special circumstances of the case, the Authority by exercise the powers conferred under Section 6 of the Act, 2016 read with rule 8 of the Kerala Real Estate (Regulation and Development)

Rules, 2018, hereby extend the registration of the real estate project '**Jewel Pristine Greens**' upto 16.07.2025 with the following conditions.

- i. The extended period shall not affect on any of the rights of the allottees envisaged in the Act, 2016.
- ii. The promoter shall complete the project in all respects within the extended period.
- iii. The occupancy certificate shall be obtained within the extended period and shall upload the same in the 'web portal' of K-RERA.
- iv. The Association of allottees shall be formed and incorporated as soon as the booking of apartments exceeds 50% of the total units.
- v. The promoter shall also transfer / hand over the common area and the documents pertaining to the project to the Association of allottees, after the completion of the project as promised to the allottees.
- vi. After the completion of the project, Form No. 6 shall be uploaded by the promoter in the web portal of K-RERA.

Sd/-

P H Kurian
Chairman

True Copy/Forwarded by/Order


Secretary (Technical & Administration)

