



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

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Present: Dr. B Sandhya, Chairperson (i/c)

**No. T1/OL/EX/007/2025**

**Dated 20<sup>th</sup> March , 2025.**

Applicant: M/S Buildown Developers Private Limited,  
No. B/561(1) 1st Floor Padanad Building,  
Edachira Road, Kakkanad, Infopark,  
Kanayannur, Ernakulam,  
Kerala- 682030

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Golden Heights**' promoted by M/s Buildown Developers Private Limited' as per certificate No. **K-RERA/PRJ/ERN/107/2022** dated 23.06.2022 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid up to 01.12.2024.
2. Now the promoter has filed application for extension of registration up to 01.12.2025 in Form No. E and remitting the required fee of Rs. 1,86,345/- (Rupees One lakhs eighty six thousand three hundred and forty five only). As per the proviso to Section 6 of the Act, 2016 the Authority may in reasonable

circumstances, without default on the part of the promoter, based on the facts of each case, and for reasons to be recorded in writing extend the registration granted to the project for such time as it considers necessary, which shall, in aggregate, not exceed a period of one year.

3. Accordingly, as directed by the Authority, a technical hearing was conducted by the Secretary (Technical & Administration). Shri Renjith Kumar, Managing Director of the promoter company, attended the hearing on 17.02.2025. He submitted that due to unforeseen delays caused by customer-related issues in critical areas such as stone laying, construction progress, and payment issues, the completion of the "Golden Heights" project, registered under K-RERA on 23rd June 2022, has been impacted. External factors, including quarry strikes and challenges with permits for earth cutting and soil removal, have further contributed to these delays.
4. The current progress of the work is 60%. The promoter has also submitted an affidavit affirming that they will achieve 90% progress within the next six months. The construction of the clubhouse is currently 60% complete. They are prioritizing its completion and expect it to be fully finished within the next two months. The consent of nine allottees for an extension of the project completion date is also attached. In this context, they have requested a one-year extension to align the completion period with the actual requirements for completing the project.
5. The promoter has requested a one-year extension to complete the project by paying 50% of the registration fees, as per Rule 8 of the Kerala Real Estate (Regulation & Development) Rules, 2018. Out of 32 units, all units have been sold/booked. The physical progress of the project is at 60%, and the development permit is valid until 06.12.2026. Considering the above facts

and circumstances, the Authority has found the applicant eligible for an extension of the project registration until 01.12.2025.

6. Hence, the Authority in the exercise of the powers conferred under Section 6 of the Act, 2016 read with Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018, decided to extend the registration of the real estate project '**Golden Heights**' from 01.12.2024 to 01.12.2025 with the following conditions.

- i. This extension shall not in any way affect the rights of the existing allottees as per the Act, 2016.
- ii. The development completion certificate/occupancy certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
- iii. 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.
- iv. After the completion of the project Form No. 6 shall be uploaded by the promoter in the web portal of K-RERA.

Sd/-

Dr. B Sandhya  
Chairperson (i/c)

True Copy Forwarded by / Order



Secretary (Technical and Administration)  
Kerala Real Estate Regulatory Authority

