



**KERALA REAL ESTATE REGULATORY AUTHORITY**  
**Trinity Centre, Opposite Chaithanya Eye Hospital,**  
**Kesavadasapuram, Thiruvananthapuram. Pin- 695 004**  
[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in) Email- [info.rera@kerala.gov.in](mailto:info.rera@kerala.gov.in)  
Phone: 0471 3501012

Present: Dr. Asha Thomas, Chairperson

**No. T1/OL/EX/021/2025**

**Dated 2<sup>nd</sup> June, 2025.**

Applicant: M/s Skyline Foundations and Structures Private Limited, 350/2, Near Hamsa Ioc Service Station, Dharmaram Collge Post, Hosur Road, Anekal, Bangalore, Karnataka- 560029

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'SFS LA FORTUNA' promoted by M/s Skyline Foundations and Structures Private Limited' as per certificate No. **K-RERA/PRJ/ERN/189/2024** dated 24.09.2024 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid up to 31.03.2028.
2. Now the promoter has filed application dated 12.05.2025 for extension of registration up to 30.11.2028 in Form No. E and remitting the required fee of Rs. 3,23,187 /- (Rupees Three lakhs twenty-three thousand one hundred and eighty seven 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. The promoter submitted that, a legal dispute with a neighbouring plot owner concerning the existing compound wall resulted in a delay of approximately six months, as the wall had to be dismantled and reconstructed. Additionally, an unforeseen delay in obtaining the No Objection Certificate (NOC) from the Department of Geology, required for excavation and transportation of earth, caused a further delay of approximately two months. The promoter stated that the cumulative effect of these factors has impacted the project timeline by approximately eight months. It was further submitted that, out of the total 31 units, only 7 units have been sold to date. The promoter has also undertaken to revise the expected project completion date in all future agreements with allottees, in accordance with the revised project schedule.
4. The promoter has requested eight months 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 the 31 units, 7 units have been sold. The physical progress of the project is 8% only. Considering the above facts and circumstances, the Authority has found that the applicant is eligible for an extension of the project registration up to 30.11.2028.
5. 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 '**SFS LA FORTUNA** from 31.03.2028 to 30.11.2028 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 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. Asha Thomas  
Chairperson

True Copy / Forwarded by / Order  
  
Secretary (Technical and Administration)  
Kerala Real Estate Regulatory Authority

