



KERALA REAL ESTATE REGULATORY AUTHORITY
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Present: Dr. Asha Thomas, Chairperson

No. T1/OL/EX/016/2025

Dated 16th July, 2025.

Applicant: M/s New Moon Builders,
7/379/A, Anithalayam, Kannaramukal,
Ettumanoor, Kottayam,
Kerala- 686631

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'Hill Homes' promoted by M/s New Moon Builders' as per certificate No. **K-RERA/PRJ/IDK/203/2022** dated 24.09.2024 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid up to 01.04.2025.
2. The promoter has now filed an application dated 07.04.2025 for extension of registration up to 01.04.2026 in Form No. E, along with the remittance of the required fee of Rs.73,841/- (Rupees Seventy-Three Thousand Eight Hundred and Forty-One only). As per the proviso to Section 6 of the Act, 2016, the Authority may, in reasonable circumstances and in the absence of default on the part of the promoter, extend the registration granted to the project for such time as it considers necessary—subject to a maximum aggregate extension

period of one year—based on the facts of each case and for reasons recorded in writing.

3. The promoter had initially obtained a building permit for 27 units with an area of 3994.45 sq.m, and completed the construction on time and obtained an Occupancy certificate for the same. Subsequently, the promoter revised the building permit for 30 units with a total area of 4463.67 sq.m and the changes were incorporated through a correction application. The promoter has stated that 3–4 months are required to complete the project. Also, stated that the completion of the project includes not only the 27 initially approved apartments but also the additional flats and common amenities. The revised building permit is valid up to 11.02.2029. The promoter has remitted the required fee as specified under Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018. The current building progress is reported to be 98%. Out of the total 30 units, 25 units were sold.
4. The promoter has requested extension of the completion of the project up to 01/04/2026 by paying 50% of the registration fees as per Rule 8 of the Kerala Real Estate (Regulation & Development) Rules, 2018. Out of the 30 units, 25 units were sold. The building progress of the project is 98%.
5. Considering the above, 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 '**Hill Homes**' from 01.04.2025 to 01.04.2026 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



