



KERALA REAL ESTATE REGULATORY AUTHORITY

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

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Present: Shri. Dr. Asha Thomas, Chairperson

No. T1/OL/EX/037/205

Dated 21st August, 2025.

Applicant: M/s Melonwood Homes Private Limited,
33/1871-A, Athappilly Road, Vennala,
Kanayannur, Ernakulam, Kerala- 682028

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Melonwood Manera**' promoted by 'M/s Melonwood Homes Private Limited' as per certificate No. **K-RERA/PRJ/313/2020** dated 10.12.2020 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The promoter availed six months extension for the project under General Order No. K-RERA/T3/102/2020 dated 19.07.2021 in connection with the COVID-19 pandemic. Consequently, the registration was extended up to 30.05.2025.

2. Now the promoter has filed application for extension of registration up to 30.12.2026 in Form No. E remitting the required fee of Rs. 45429 /- (Rupees Forty-Five Thousand Four Hundred Twenty-Nine 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 stated that they have applied for an extension of the project registration up to 31.12.2026. They submitted that due to inclement weather conditions, force majeure events, and other unforeseen circumstances, the completion of the project has been delayed, and a maximum of 18 months would be required to fully complete the project with all facilities and amenities. Out of the total 24 units, only 3 units have been sold to date, and No Objection Letters from all the allottees, consenting to the extension of the project registration, have been submitted.
4. As per the records of the Authority, the overall physical progress of the project is reported as 55% in the Quarterly Progress Report (QPR) for the 1st Quarter of 2025–2026. The promoter has uploaded the present status of each item of work along with a list of pending works. The building permit is valid up to 28.06.2027.
5. Considering the above facts and circumstances, the Authority, in exercise of the powers conferred under Section 6 of the Real Estate (Regulation and Development) Act, 2016, read with Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018, hereby extends the registration of the project '**Melonwood Manera**' for a period of one year, 30.05.2025 to 30.05.2026, 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 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 be uploaded in the 'web portal' of K-RERA.
- iv. 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.
- v. 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