



KERALA REAL ESTATE REGULATORY AUTHORITY

**Trinity Centre, Opposite Chaithanya Eye Hospital,
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Present: Dr. Asha Thomas, Chairperson

No. T1/OL/EX/032/2025

Dated 03rd October, 2025.

Applicant: M/s. Thomsun Realtors Private Limited,
Thomsun Annex, Achutha Warriar Lane,
M G Road, Kanayannur,
Ernakulam, Kerala- 682035.

ORDER

1. The Kerala Real Estate Regulatory Authority had issued registration for the real estate project '**PRESTIGE PANORAMA**' promoted by **M/s. THOMSUN REALTORS PRIVATE LIMITED** as per Certificate No. **K-RERA/PRJ/227/2020** dated 27.10.2020 issued under Section 5 of the Real Estate (Regulation and Development) Act, 2016. [hereinafter referred to as 'the Act, 2016']. 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 in respect of the project was also added at the time of initial registration and hence the registration was valid up to 30.12.2023. This has been extended for a further period of six months notified under General Order No. K-RERA/T3/102/2020 dated 19.07.2021, issued in connection with the Covid pandemic and the registration extended up to 30.06.2024.

2. Later, the promoter applied for an extension of the project registration due to unexpected delays in obtaining passes for earth removal, the lockdowns in 2020 and 2021 caused by the COVID-19 pandemic, inclement weather, shortages and delays in the delivery of construction materials, and a stay order imposed on the construction, which affected the progress of work at the site. Additionally, the neighbouring property owner had obtained a stay order on the work from the Munsiff Court, Ernakulam, in OS No.1114/2023. The injunction not only resulted in the sudden stoppage of construction but also caused the labour force to disperse, leading to further delays. Accordingly, the Authority granted one more year's extension up to 30.06.2025, vide order dated 10.07.2024.
3. Now, the promoter has filed an application for an extension of registration for one and a half years from 30.06.2025, in Form No. E, along with a fee of Rs. 3,85,734/- (Rupees Three Lakh Eighty-Five Thousand Seven Hundred and Thirty-Four Only). As per the proviso to Section 7(3) of the Act, 2016, the Authority may, instead of revoking the registration under sub section (1), permit it to remain in force subject to such further terms and conditions as it thinks fit to impose in the interest of the allottees, and any such terms and conditions so imposed shall be binding upon the promoter.
4. The promoter has submitted that delays in completing the project were caused by multiple unforeseen and unavoidable circumstances beyond their control. They highlighted that the removal of approximately 20,000 m³ of earth was delayed due to a January 2019 office order requiring separate SEIAA clearance, which was resolved only in January 2021 through a High Court order. Further

- delays arose from the COVID-19 outbreak, with the nationwide lockdown from March 2020, labour and material shortages, rising costs, and disruptions during the second wave in May 2021. Construction resumed in January 2022, but the untimely demise of Mr. Cyrus Mistry, Chairman of the civil contractor M/s. Shapoorji Pallonji & Co Pvt Ltd., in September 2022 caused internal disruptions. In December 2023, a legal injunction obtained by a neighbouring property owner halted construction, and although resolved through an out-of-court settlement in early 2024, it again led to labour dispersal. Despite these challenges, approximately 75% of the structural work has been completed, finishing works are progressing up to the second floor, and all allottees have provided written consent for renewal. Accordingly, the promoter has requested the Authority to condone the delay and grant a 1.5-year extension of the project registration.
- 5. The Authority found that the physical progress of the project is recorded as 65%. The building permit is valid up to 17.01.2026, and the association of allottees has been formed. As of now, approximately 75% of the structural work has been completed, and finishing works are in progress up to the 2nd floor. The promoter has uploaded the latest photographs of the project showing the progress and has also submitted the consent of all 74 allottees for renewing the K-RERA registration until 30.06.2026. Furthermore, they have executed amendment agreements with the allottees, formally extending the terms of the agreements for sale. Out of 136 apartments, 78 units have been sold or booked.
- 6. As per Section 6 of the Act, the Authority is not permitted to consider an extension of the project registration for more than one year. However, specifically considering the facts and circumstances of the case, and noting that the promoter has obtained the consent of all allottees to extend the project

registration and has already executed amendment agreements for sale with the allottees, the Authority finds it reasonable to grant the extension in the interest of the allottees under Section 7(3) of the Real Estate (Regulation and Development) Act, 2016.

7. Hence, the Authority in the exercise of the powers conferred under Section 7 (3) of the Act, 2016 decided to extend the registration of the real estate project **‘PRESTIGE PANORAMA’** from 30.06.2025 to 30.06.2026 with the following conditions.

- i. Every month physical and financial progress has to be uploaded and intimated to the Authority.
- ii. Association of the allottees should be registered within 1 week of the issue of this order.
- iii. The registration shall be invalid after the expiry of the validity of the building permit and subsequently the building permit has to be renewed.

Sd/-

Dr. Asha Thomas
Chairperson

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Secretary (Technical and Administration)
Kerala Real Estate Regulatory Authority

