



2026:KER:37716

WPC.No.17474/26 & Conns. 1

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 17474 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION,  
(AWHO) REPRESENTED BY ITS AUTHORISED SIGNATORY,  
SOUTH HUTMENTS, KASHMIR HOUSE, RAJAJI MARG, NEW  
DELHI, PIN - 110 011.
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H.,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION (AWHO)  
PRASANNA VIHAR, MARINE DRIVE, OPP.HIGH COURT,  
KOCHI, PIN - 682 031.

**BY ADVS.**

**SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BALU TOM  
SRI.BONNY BENNY**

**RESPONDENTS:**

- 1 UNION OF INDIA,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF  
INDIA, NEW DELHI, PIN - 110 011.
- 2 P.H.JOSEPH,



2026:KER:37716

WPC.No.17474/26 & Conns. 2

**VILLA NO. 36, SKYLINE PALM SPRING VILLA,  
MANGANAM DESOM, VADAVATHOOR P.O., KOTTAYAM,  
KERALA, PIN - 686 010.**

**BY ADV SHRI.V.GIRISHKUMAR, SENIOR PANEL COUNSEL  
ADV.JACOB MATHEW MANALIL-R2**

**THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17437/2026,  
17463/2026 AND CONNECTED CASES, THE COURT ON THE SAME DAY  
DELIVERED THE FOLLOWING:**



2026:KER:37716

WPC.No.17474/26 & Conns. 3

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 17437 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION,  
REPRESENTED BY ITS AUTHORISED SIGNATORY, SOUTH  
HUTMENTS, KASHMIR HOUSE, RAJAJI MARG, NEW DELHI,  
PIN - 110 011.**
  
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION (AWHO),  
PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH COURT,  
KOCHI, PIN - 682 031.**

**BY ADVS.**

**SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BALU TOM  
SRI.BONNY BENNY  
SRI.P.M.RAJAGOPAL**

**RESPONDENTS:**

- 1 UNION OF INDIA,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF  
INDIA, NEW DELHI, PIN - 110 011.**



2026:KER:37716

WPC.No.17474/26 & Conns. 4

- 2 JAYAKUMAR PAROOR,  
S/O. N V P PANICKER, RETD. GOVT. EMPLOYEE, FLOOR  
NO.23, C BLOCK, FLAT NO.2301, D NO.45/454 BY,  
CHANDER KUNJ ARMY TOWERS, SILVER SAND ISLAND,  
VYTTILA, ERNAKULAM DISTRICT,  
KERALA, PIN - 682 019.
  
- 3 MAVELIL RAMAN HEMA,  
W/O.JAYAKUMAR PAROOR, FLOOR NO.23, C BLOCK, FLAT  
NO. 2301, D NO.45/454BY, CHANDER KUNJ ARMY  
TOWERS, SILVER SAND ISLAND, VYTTILA, ERNAKULAM  
DISTRICT, KERALA, PIN - 682 019.

BY ADVS.  
SHRI.V.GIRISHKUMAR, SENIOR PANEL COUNSEL  
SRI.K.SHAJ

THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND  
CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE  
FOLLOWING:



2026:KER:37716

WPC.No.17474/26 & Conns. 5

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 17463 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION,  
(AWHO) REPRESENTED BY ITS AUTHORISED SIGNATORY,  
SOUTH HUTMENTS, KASHMIR HOUSE, RAJAJI MARG, NEW  
DELHI, PIN - 110 011.**
  
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H.,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION (AWHO)  
PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH COURT,  
KOCHI, PIN - 682 031.**

**BY ADVS.  
SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BALU TOM  
SRI.BONNY BENNY  
SRI.P.M.RAJAGOPAL**

**RESPONDENTS:**

- 1 UNION OF INDIA,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF  
INDIA, NEW DELHI, PIN - 110 011.**



2026:KER:37716

WPC.No.17474/26 & Conns. 6

- 2      **CAPT. JONES ALEX,  
AGED 60 YEARS, S/O. ALEX NADUVILAMURIYIL, FLAT  
NO.C 2003, C TOWER, CHANDER KUNJ ARMY TOWERS,  
SILVER SAND ISLAND, VYTTILA, ERNAKULAM DISTRICT,  
KERALA, PIN - 682 019.**
- 3      **ANNIE JONES,  
AGED 59 YEARS, W/O. JONES ALEX, FLAT NO. C-  
2003, C TOWER, CHANDER KUNJ ARMY TOWERS, SILVER  
SAND ISLAND, VYTTILA, ERNAKULAM DISTRICT,  
KERALA, PIN - 682 019.**

**BY ADVS.  
SHRI.V.GIRISHKUMAR, SENIOR PANEL COUNSEL  
SRI.K.SHAJ**

**ADV.K.SHAJ-R2**

**THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND  
CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE  
FOLLOWING:**



2026:KER:37716

WPC.No.17474/26 & Conns. 7

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 17475 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION  
(AWHO) REPRESENTED BY ITS AUTHORISED SIGNATORY,  
SOUTH HUTMENTS, KASHMIR HOUSE, RAJAJI MARG, NEW  
DELHI, PIN - 110 011.**
  
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION (AWHO)  
PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH COURT,  
KOCHI, PIN - 682 031.**

**BY ADVS.**

**SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BALU TOM  
SRI.BONNY BENNY  
SRI.P.M.RAJAGOPAL**

**RESPONDENTS:**

- 1 UNION OF INDIA,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF  
INDIA, NEW DELHI, PIN - 110 011.**



2026:KER:37716

WPC.No.17474/26 & Conns. 8

**2 LT. COMDR. DAVEED PAUL, REP. BY HIS POA, PAUL  
N.D., VILLA NO. 36, SKYLINE PALM SPRING VILLA,  
MANGANAM DESOM, VADAVATHOOR P.O., KOTTAYAM,  
KERALA, PIN - 686 010.**

**BY ADV SHRI.V.GIRISHKUMAR, SENIOR PANEL COUNSEL  
ADV.JACOB MATHEW MANALIL-R2**

**THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND  
CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE  
FOLLOWING:**



2026:KER:37716

WPC.No.17474/26 & Conns. 9

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 17508 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION,  
(AWHO) REPRESENTED BY ITS AUTHORISED SIGNATORY,  
SOUTH HUTMENTS, KASHMIR HOUSE, RAJAJI MARG, NEW  
DELHI, PIN - 110 011.**
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION (AWHO)  
PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH COURT,  
KOCHI, PIN - 682 031.**

**BY ADVS.**

**SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BALU TOM  
SRI.BONNY BENNY  
SRI.P.M.RAJAGOPAL**

**RESPONDENTS:**

- 1 UNION OF INDIA,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF  
INDIA, NEW DELHI, PIN - 110 011.**



2026:KER:37716

WPC.No.17474/26 & Conns. 10

2 LT. COL. SUSAN LEENA JOSEPH (RETD),  
VAYALIL HOUSE, EDAKKAD DESOM, PUTHIYANGADI,  
EDAKKAD. P.O., KOZHIKODE, PIN - 673 005.

BY ADVS.  
SHRI.V.GIRISHKUMAR, SENIOR PANEL COUNSEL  
SRI.K.SHAJ

ADV.K.SHAJ - R2

THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND  
CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE  
FOLLOWING:



2026:KER:37716

WPC.No.17474/26 & Conns. 11

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 17525 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION,  
(AWHO) REPRESENTED BY ITS AUTHORISED SIGNATORY,  
SOUTH HUTMENTS, KASHMIR HOUSE, RAJAJI MARG, NEW  
DELHI, PIN - 110 011.**
  
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H.,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION (AWHO)  
PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH COURT,  
KOCHI, PIN - 682 031.**

**BY ADVS.**

**SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BALU TOM  
SRI.BONNY BENNY  
SRI.P.M.RAJAGOPAL**

**RESPONDENTS:**

- 1 UNION OF INDIA,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF  
INDIA, NEW DELHI, PIN - 110 011.**



2026:KER:37716

WPC.No.17474/26 & Conns. 12

- 2 LT.CDR. TITTU MATHEW JOSEPH,  
AGED 40 YEARS, S/O. JOSEPH MATHEW, FLAT NO.CB  
1303, C TOWER, CHANDER KUNJ ARMY TOWERS, SILVER  
SAND ISLAND, VYTTILA, ERNAKULAM DISTRICT,  
KERALA, PIN - 682 019.
  
- 3 TWINKLE TOM,  
AGED 40 YEARS, W/O. LT. CDR.TITTU MATHEW JOSEPH,  
FLAT NO. C-1303, C TOWER, CHANDER KUNJ ARMY  
TOWERS, SILVER SAND ISLAND, VYTTILA, ERNAKULAM  
DISTRICT, KERALA, PIN - 682 019.

BY ADVS.  
SHRI.V.GIRISHKUMAR, SENIOR PANEL COUNSEL  
SRI.K.SHAJ

THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND  
CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE  
FOLLOWING:



2026:KER:37716

WPC.No.17474/26 & Conns. 13

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 17529 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION,  
(AWHO) REPRESENTED BY ITS AUTHORISED SIGNATORY,  
SOUTH HUTMENTS, KASHMIR HOUSE, RAJAJI MARG, NEW  
DELHI, PIN - 110 011.**
  
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H.,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION (AWHO)  
PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH COURT,  
KOCHI, PIN - 682 031.**

**BY ADVS.**

**SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BALU TOM  
SRI.BONNY BENNY  
SRI.P.M.RAJAGOPAL**

**RESPONDENTS:**

- 1 UNION OF INDIA,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF  
INDIA, NEW DELHI, PIN - 110 011.**



2026:KER:37716

WPC.No.17474/26 & Conns. 14

2 CHANDER KUNJ WELFARE MAINTENANCE SOCIETY, WITH  
REG.NO. EKM/TC/86/2024,  
REPRESENTED BY ITS PRESIDENT, SAJIE SANKAR, AGED  
50 YEARS, S/O. LATE K.P. SHANKARAN NAIR, FLAT  
NO. C0303, C TOWER, CHANDER KUNJ ARMY TOWERS,  
SILVER SAND ISLAND, VYTTILA, ERNAKULAM DISTRICT,  
PIN - 682 019.

BY ADVS.  
SRI.JACOB MATHEW MANALIL  
SMT.PRIYA ELIZABETH BABU  
SHRI.HRISHIKESH JAYASARMAN

ADV .V GIREESHKUMAR -R1

THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND  
CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE  
FOLLOWING:



2026:KER:37716

WPC.No.17474/26 & Conns. 15

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 18304 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION,  
AWHO) REPRESENTED BY ITS AUTHORISED SIGNATORY,  
SOUTH HUTMENTS, KASHMIR HOUSE, RAJAJI MARG, NEW  
DELHI, PIN - 110 011.**
  
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H.,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION  
(AWHO), PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH  
COURT, KOCHI, PIN - 682 031.**

**BY ADVS.**

**SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BONNY BENNY  
SRI.BALU TOM  
SRI.P.M.RAJAGOPAL**

**RESPONDENTS:**

- 1 UNION OF INDIA,  
SECRETARY TO MINISTRY OF HOUSING & URBAN POVERTY  
ALLEVIATION, GOVERNMENT OF INDIA,  
NEW DELHI, PIN - 110 011.**



2026:KER:37716

WPC.No.17474/26 & Conns. 16

- 2      **LT. CDR. N. HARISH,  
AGED 40 YEARS, S/O. R.V. NARAYANAN KUTTY, FLAT  
NO.B 0203, B TOWER, CHANDER KUNJ ARMY TOWERS,  
SILVER SAND ISLAND, VYTTILA, ERNAKULAM DISTRICT,  
KERALA, PIN - 682 019.**
  
- 3      **SREELAKSHMI. S.,  
AGED 35 YEARS, W/O. LT. CDR. N. HARISH, FLAT NO.  
B-0203, B TOWER, CHANDER KUNJ ARMY TOWERS,  
SILVER SAND ISLAND, VYTTILA, ERNAKULAM DISTRICT,  
KERALA, PIN - 682 019.**

**BY ADV SHRI.V.GIRISHKUMAR, SENIOR PANEL COUNSEL  
ADV.K.SHAJ-R2**

**THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND  
CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE  
FOLLOWING:**



2026:KER:37716

WPC.No.17474/26 & Conns. 17

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 18299 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION (AWHO),  
REPRESENTED BY ITS AUTHORISED SIGNATORY, SOUTH  
HUTMENTS, KASHMIR HOUSE, RAJAJI MARG,  
NEW DELHI, PIN - 110 011.
  
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H.,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION  
(AWHO), PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH  
COURT, KOCHI, PIN - 682 031.

BY ADVS.

SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BALU TOM  
SRI.BONNY BENNY  
SRI.P.M.RAJAGOPAL

**RESPONDENTS:**

- 1 UNION OF INDIA,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF  
INDIA, NEW DELHI, PIN - 110 011.



2026:KER:37716

WPC.No.17474/26 & Conns. 18

2 SAJIE SHANKAR,  
AGED 50 YEARS,  
S/O. LATE K.P. SANKARAN NAIR, FLAT NO. C0303,  
C TOWER, CHANDER KUNJ ARMY TOWERS, SILVER SAND  
ISLAND, VYTTILA, ERNAKULAM DISTRICT,  
KERALA, PIN - 682 019.

BY ADVS.  
SHRI.V.GIRISHKUMAR, SENIOR PANEL COUNSEL  
SRI.K.SHAJ

THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND  
CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE  
FOLLOWING:



2026:KER:37716

WPC.No.17474/26 & Conns. 19

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 18288 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION,  
(AWHO) REPRESENTED BY ITS AUTHORISED SIGNATORY,  
SOUTH HUTMENTS, KASHMIR HOUSE, RAJAJI MARG,  
NEW DELHI, PIN - 110 011.**
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H.,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION (AWHO)  
PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH COURT,  
KOCHI, PIN - 682 031.**

**BY ADVS.**

**SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BALU TOM  
SRI.BONNY BENNY  
SRI.P.M.RAJAGOPAL**

**RESPONDENTS:**

- 1 UNION OF INDIA,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF  
INDIA, NEW DELHI, PIN - 110 011.**



2026:KER:37716

WPC.No.17474/26 & Conns. 20

2      **LT. DEENAMMA JOHN,  
3/722, E1-BETHEL, TRIKKAKKARA. P.O., PARAKKAT  
TEMPLE, CHEMBUMUKKU, VAZHAKKALA VILLAGE,  
ERNAKULAM, PIN - 682 021.**

**BY ADVS.  
SHRI.V.GIRISHKUMAR, SENIOR PANEL COUNSEL  
SRI.K.SHAJ**

**THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND  
CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE  
FOLLOWING:**



2026:KER:37716

WPC.No.17474/26 & Conns. 21

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 18296 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION,  
(AWHO) REPRESENTED BY ITS AUTHORISED SIGNATORY,  
SOUTH HUTMENTS, KASHMIR HOUSE, RAJAJI MARG, NEW  
DELHI, PIN - 110 011.**
  
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H.,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION (AWHO),  
PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH COURT,  
KOCHI, PIN - 682 031.**

**BY ADVS.**

**SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BONNY BENNY  
SRI.BALU TOM  
SRI.P.M.RAJAGOPAL**

**RESPONDENTS:**

- 1 UNION OF INDIA,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF  
INDIA, NEW DELHI, PIN - 110 011.**



2026:KER:37716

WPC.No.17474/26 & Conns. 22

- 2     **CDR. K.S. MATHEWS,**  
      **AGED 75 YEARS, S/O. LATE K.K. MATHEW, FLAT NO.C**  
      **1904, C TOWER, CHANDER KUNJ ARMY TOWERS, SILVER**  
      **SAND ISLAND, VYTTILA, ERNAKULAM DISTRICT,**  
      **KERALA, PIN - 682 019.**
  
- 3     **LALITHA MATHEWS,**  
      **AGED 72 YEARS, W/O. CDR.K.S. MATHEWS, FLAT NO.**  
      **C-1904, C TOWER, CHANDER KUNJ ARMY TOWERS,**  
      **SILVER SAND ISLAND, VYTTILA, ERNAKULAM DISTRICT,**  
      **KERALA, PIN - 682 019.**

**BY ADVS.**  
**SHRI.V.GIRISHKUMAR, SENIOR PANEL COUNSEL**  
**SRI.K.SHAJ**

**ADV.K.SHAJ-R2**

**THIS WRIT PETITION (CIVIL) HAVING COME UP FOR**  
**ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND**  
**CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE**  
**FOLLOWING:**



2026:KER:37716

WPC.No.17474/26 & Conns. 23

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 17611 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION,  
(AWHO) REPRESENTED BY ITS AUTHORISED SIGNATORY,  
SOUTH HUTMENTS, KASHMIR HOUSE, RAJAJI MARG, NEW  
DELHI, PIN - 110 011.**
  
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H.,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION (AWHO)  
PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH COURT,  
KOCHI, PIN - 682 031.**

**BY ADVS.**

**SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BALU TOM  
SRI.BONNY BENNY  
SRI.P.M.RAJAGOPAL**

**RESPONDENTS:**

- 1 UNION OF INDIA,  
AGED 41 YEARS,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF  
INDIA, NEW DELHI, PIN - 110 011.**



2026:KER:37716

WPC.No.17474/26 & Conns. 24

**2 BRIGADIER OMANA BHARATHAN (RTD),  
FLOOR NO.6, B BLOCK, FLAT NO. 0601, CHANDER KUNJ  
ARMY TOWERS, SILVER SAND ISLAND, VYTTILA,  
ERNAKULAM DISTRICT, KERALA, PIN - 682 019.**

**BY ADV SRI.K.SHAJ  
ADV.GIREESHKUMAR V-R1 ADV.K.SHAJ-R2**

**THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND  
CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE  
FOLLOWING:**



2026:KER:37716

WPC.No.17474/26 & Conns. 25

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 17657 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION,  
(AWHO) REPRESENTED BY ITS AUTHORISED SIGNATORY,  
SOUTH HUTMENTS, KASHMIR HOUSE, RAJAJI MARG, NEW  
DELHI, PIN - 110 011.**
  
- 2 THE PROJECT DIRECTOR, SURESH CHRISTOPHER. H,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION (AWHO),  
PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH COURT,  
KOCHI, PIN - 682 031.**

**BY ADVS.**

**SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BALU TOM  
SRI.BONNY BENNY  
SRI.P.M.RAJAGOPAL**

**RESPONDENTS:**

- 1 UNION OF INDIA,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF  
INDIA, NEW DELHI, PIN - 110 011.**



2026:KER:37716

WPC.No.17474/26 & Conns. 26

- 2 LT. CDR. V.V. KRISHNAN,  
AGED 44 YEARS, S/O. V.R. VASUDEVAN, FLAT NO.B  
2204, B TOWER, CHANDER KUNJ ARMY TOWERS, SILVER  
SAND ISLAND, VYTTILA, ERNAKULAM DISTRICT,  
KERALA, PIN - 682 019.
- 3 DIVYA NAMBISSAN,  
AGED 39 YEARS, W/O. V.V. KRISHNAN, FLAT  
NO.B2204, B TOWER, CHANDER KUNJ ARMY TOWERS,  
SILVER SAND ISLAND, VYTTILA, ERNAKULAM DISTRICT,  
KERALA, PIN - 682 019.

BY ADVS.  
SHRI.V.GIRISHKUMAR, SENIOR PANEL COUNSEL  
SRI.K.SHAJ

ADV.K.SHAJ-R2

THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND  
CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE  
FOLLOWING:



2026:KER:37716

WPC.No.17474/26 & Conns. 27

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 18302 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION,  
(AWHO) REPRESENTED BY ITS AUTHORISED SIGNATORY,  
SOUTH HUTMENTS, KASHMIR HOUSE, RAJAJI MARG, NEW  
DELHI, PIN - 110 011.**
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H.,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION (AWHO),  
PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH COURT,  
KOCHI, PIN - 682 031.**

**BY ADVS.**

**SHRI. BEJOY JOSEPH P.J.**

**THE PROJECT DIRECTOR SURESH CHRISTOPHER. H.,  
(PARTY-IN-PERSON)**

**SRI.M.RAMESH CHANDER (SR.)**

**SHRI. GOVIND G. NAIR**

**SRI.BALU TOM**

**SRI.BONNY BENNY**

**SRI.P.M.RAJAGOPAL**

**RESPONDENTS:**

- 1 UNION OF INDIA,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF**



2026:KER:37716

WPC.No.17474/26 & Conns. 28

**INDIA, NEW DELHI, PIN - 110 011.**

**2 SAJI THOMAS,  
AGED 59 YEARS, S/O. P.V. THOMAS, 17A2 KENT GLASS  
HOUSE, VYTTILA, KOCHI, PIN - 682 019.**

**BY ADVS.  
SHRI.V.GIRISHKUMAR, SENIOR PANEL COUNSEL  
SAJI THOMAS(PARTY-IN-PERSON)**

**SRI.SAJI THOMAS-PARTY IN PERSON**

**THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND  
CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE  
FOLLOWING:**



2026:KER:37716

WPC.No.17474/26 & Conns. 29

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 18294 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION,  
(AWHO) REPRESENTED BY ITS AUTHORISED SIGNATORY,  
SOUTH HUTMENTS, KASHMIR HOUSE, RAJAJI MARG, NEW  
DELHI, PIN - 110 011.**
  
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H.,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION (AWHO),  
PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH COURT,  
KOCHI, PIN - 682 031.**

**BY ADVS.**

**SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BALU TOM  
SRI.BONNY BENNY  
SRI.P.M.RAJAGOPAL**

**RESPONDENTS:**

- 1 UNION OF INDIA,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF  
INDIA, NEW DELHI, PIN - 110 011.**



2026:KER:37716

WPC.No.17474/26 & Conns. 30

- 2 CDR. K.S. MATHEWS,  
AGED 75 YEARS, S/O. LATE K.K. MATHEW, FLAT NO.B  
1904, B TOWER, CHANDER KUNJ ARMY TOWERS, SILVER  
SAND ISLAND, VYTTILA, ERNAKULAM DISTRICT,  
KERALA, PIN - 682 019.
  
- 3 LALITHA MATHEWS,  
AGED 72 YEARS, W/O. CDR.K.S. MATHEWS, FLAT NO.  
B-1904, B TOWER, CHANDER KUNJ ARMY TOWERS,  
SILVER SAND ISLAND, VYTTILA, ERNAKULAM DISTRICT,  
KERALA, PIN - 682 019.

BY ADVS.  
SHRI.V.GIRISHKUMAR, SENIOR PANEL COUNSEL  
SRI.K.SHAJ

ADV.K.SHAJ-R2

THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND  
CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE  
FOLLOWING:



2026:KER:37716

WPC.No.17474/26 & Conns. 31

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 18295 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION,  
(AWHO) REPRESENTED BY ITS AUTHORISED SIGNATORY,  
SOUTH HUTMENTS, KASHMIR HOUSE, RAJAJI MARG, NEW  
DELHI, PIN - 110 011.**
  
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H.,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION (AWHO),  
PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH COURT,  
KOCHI, PIN - 682 031.**

**BY ADVS.**

**SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BONNY BENNY  
SRI.BALU TOM  
SRI.P.M.RAJAGOPAL**

**RESPONDENTS:**

- 1 UNION OF INDIA,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF  
INDIA, NEW DELHI, PIN - 110 011.**



2026:KER:37716

WPC.No.17474/26 & Conns. 32

2      **WG. CDR. GEORGE ANTONY,  
AGED 63 YEARS, S/O. ANTONY THOTTAPPILLY, FLAT  
NO.B 1301, B TOWER, CHANDER KUNJ ARMY TOWERS,  
SILVER SAND ISLAND, VYTTILA, ERNAKULAM DISTRICT,  
KERALA, PIN - 682 019.**

3      **MINI GEORGE,  
AGED 59 YEARS, W/O. GEORGE ANTONY, FLAT NO. B  
1301, B TOWER, CHANDER KUNJ ARMY TOWERS, SILVER  
SAND ISLAND, VYTTILA, ERNAKULAM DISTRICT,  
KERALA, PIN - 682 019.**

**BY ADVS.  
SHRI.V.GIRISHKUMAR, SENIOR PANEL COUNSEL  
SRI.K.SHAJ**

**ADV.K.SHAJ-R2**

**THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND  
CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE  
FOLLOWING:**



2026:KER:37716

WPC.No.17474/26 & Conns. 33

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 18298 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION,  
(AWHO) REPRESENTED BY ITS AUTHORISED SIGNATORY,  
SOUTH HUTMENTS, KASHMIR HOUSE, RAJAJI MARG, NEW  
DELHI, PIN - 110 011.**
  
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H.,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION (AWHO),  
PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH COURT,  
KOCHI, PIN - 682 031.**

**BY ADVS.**

**SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BALU TOM  
SRI.BONNY BENNY  
SRI.P.M.RAJAGOPAL**

**RESPONDENTS:**

- 1 UNION OF INDIA,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF  
INDIA, NEW DELHI, PIN - 110 011.**



2026:KER:37716

WPC.No.17474/26 & Conns. 34

2 LT. COL. NOBLE T. GEORGE,  
THEKKEDATHU HOUSE, VAKAYAR. P.O., KONNI,  
PATHANAMTHITTA DISTRICT, KERALA, PIN - 689 698.

3 NEENA NOBLE,  
W/O. LT. COL. NOBLE T. GEORGE, THEKKEDATHU  
HOUSE, VAKAYAR P.O., KONNI, PATHANAMTHITTA  
DISTRICT, KERALA, PIN - 689 698.

BY ADVS.  
SHRI.V.GIRISHKUMAR, SENIOR PANEL COUNSEL  
SRI.K.SHAJ

THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND  
CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE  
FOLLOWING:



2026:KER:37716

WPC.No.17474/26 & Conns. 35

**IN THE HIGH COURT OF KERALA AT ERNAKULAM**

**PRESENT**

**THE HONOURABLE MR.JUSTICE ZIYAD RAHMAN A.A.**

**MONDAY, THE 1<sup>ST</sup> DAY OF JUNE 2026 / 11TH JYAISHTA, 1948**

**WP(C) NO. 18291 OF 2026**

**PETITIONERS:**

- 1 THE ARMY WELFARE HOUSING ORGANISATION (AWHO),  
REPRESENTED BY ITS AUTHORISED SIGNATORY, SOUTH  
HUTMENTS, KASHMIR HOUSE, RAJAJI MARG, NEW DELHI,  
PIN - 110 011.
  
- 2 THE PROJECT DIRECTOR SURESH CHRISTOPHER. H,  
AGED 41 YEARS,  
ARMY WELFARE HOUSING ORGANISATION (AWHO),  
PRASANNA VIHAR, MARINE DRIVE, OPP. HIGH COURT,  
KOCHI, PIN - 682 031.

BY ADVS.

SHRI. BEJOY JOSEPH P.J.  
SRI.M.RAMESH CHANDER (SR.)  
SHRI. GOVIND G. NAIR  
SRI.BALU TOM  
SRI.BONNY BENNY  
SRI.P.M.RAJAGOPAL

**RESPONDENTS:**

- 1 UNION OF INDIA,  
REPRESENTED BY SECRETARY TO MINISTRY OF HOUSING  
& URBAN POVERTY ALLEVIATION, GOVERNMENT OF  
INDIA, NEW DELHI, PIN - 110 011.



2026:KER:37716

WPC.No.17474/26 & Conns. 36

- 2      **LT. COL. SMITHA RANI. E.N.,  
AGED 49 YEARS,  
W/O. KISHOR. P.R., B 2503, B TOWER, CHANDER KUNJ  
ARMY TOWERS, SILVER SAND ISLAND, VYTTILA,  
ERNAKULAM DISTRICT, KERALA, PIN - 682 019.**
  
- 3      **KISHOR. P.R,  
AGED 52 YEARS,  
S/O.P.E. RAJAPPAN, B2503, B TOWER, CHANDER KUNJ  
ARMY TOWERS, SILVER SAND ISLAND, VYTTILA,  
ERNAKULAM DISTRICT, KERALA, PIN - 682 019.**

**BY ADVS.  
SHRI.V.GIRISHKUMAR, SENIOR PANEL COUNSEL  
SRI.K.SHAJ**

**THIS WRIT PETITION (CIVIL) HAVING COME UP FOR  
ADMISSION ON 01.06.2026, ALONG WITH WP(C).17474/2026 AND  
CONNECTED CASES, THE COURT ON THE SAME DAY DELIVERED THE  
FOLLOWING:**



2026:KER:37716

WPC.No.17474/26 & Conns. 37

**JUDGMENT**

**[WP(C) Nos.17474/2026, 17437/2026, 17463/2026, 17475/2026, 17508/2026, 17525/2026, 17529/2026, 18304/2026, 18299/2026, 18288/2026, 18296/2026, 17611/2026, 17657/2026, 18302/2026, 18294/2026, 18295/2026, 18298/2026, 18291/2026]**

In all these cases, the challenge is raised by the Army Welfare Housing Organization and another, against Ext.P3 common order passed by the Kerala Real Estate Regulatory Authority (KRERA), Thiruvananthapuram. The said order is an interim order passed by the KRERA, holding that the order of the authority dated 03.10.2024 directing the petitioners to register the project at “Chanderkunj Army Towers” under Section 3 of the Kerala Real Estate (Regulation & Development) Act, 2016 (RERA Act, 2016). In view of the aforesaid finding, it was found by the K-RERA that the complaints submitted by the allottees against the petitioners are maintainable before the said authority and accordingly it was decided to proceed with the said complaints.



2026:KER:37716

WPC.No.17474/26 & Conns. 38

2. I have heard Sri.M.Ramesh Chander, learned Senior Counsel for the petitioners, Sri.Jacob Mathew Manalil appearing for the 2<sup>nd</sup> respondent in W.P.C.No.17474 of 2026, 17529 of 2026, 17475 of 2026, Sri.V.Girishkumar, learned counsel for the 1<sup>st</sup> respondent, Sri.K.Shaj, learned counsel appearing for the respondents in W.P.C.Nos.17525 of 2026, 17508 of 2026, 17463 of 2026, 18291 of 2026, 17611 of 2026, 18294 of 2026, 17437 of 2026, 18298 of 2026, 18296 of 2026, 18295 of 2026, 18288 of 2026, 18299 of 2026, 18304 of 2026 and Sri.Saji Thomas, party in person in W.P.C.18302 of 2026.

3. The main challenge raised by the petitioners is in relation to the finding of the KRERA upholding the earlier order dated 03.10.2024, directing the respondents to register the project under the provisions of the Act. As far as the said question is concerned, this Court has already upheld the validity of the order, requiring the petitioner to register the project under the Act. In the said judgment, taking note of the date on which the occupancy certificate for the project was obtained,



2026:KER:37716

WPC.No.17474/26 & Conns. 39

this Court held that the project has to be treated as an ongoing project and, therefore, is required to be registered under the Act. The said judgment is rendered by this Court in W.P.C.No.6169 of 2026 (**The Army Welfare Housing Organisation (AWHO) v. Union of India and Others**) and connected cases). Therefore, I do not find any reason to reconsider the said finding.

4. However, the learned Senior Counsel raised another contention by placing reliance upon Section 3(2)(c) of the RERA Act, wherein, certain exemptions were contemplated in the matter of obtaining registration for certain projects. The said provision reads as follows:

“3. Prior registration of real estate project with Real Estate Regulatory Authority.-

(1) No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act:



2026:KER:37716

WPC.No.17474/26 & Conns. 40

Provided that projects that are ongoing on the date of commencement of the Act and for which the completion certificate has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of this Act:

Provided further that if the Authority thinks necessary, in the interest of allottees, for projects which are developed beyond the planning area but with the requisite permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provisions of this Act or the rules and regulations made thereunder, shall apply to such projects from that stage of registration.

(2) Notwithstanding anything contained in subsection (1), no registration of the real estate project shall be required-

(a) where the area of land proposed to be developed does not exceed five hundred square meters or the number of apartments proposed to be developed does not exceed eight inclusive of all phases:

Provided that, if the appropriate Government considers it necessary, it may, reduce the threshold below five hundred square meters or eight



apartments, as the case may be, inclusive of all phases, for exemption from registration under this Act;

(b) where the promoter has received completion certificate for a real estate project prior to commencement of this Act;

(c) for the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building, as the case may be, under the real estate project.

Explanation.- For the purpose of this section, where the real estate project is to be developed in phases, every such phase shall be considered a stand alone real estate project, and the promoter shall obtain registration under this Act for each phase separately.

5. The contention of the learned Senior counsel for the petitioners is by placing reliance upon sub section 2(c) thereof, where, it is contemplated that, no registration of the RERA project is required for the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building, as the case may be, under the the real estate project.



2026:KER:37716

WPC.No.17474/26 & Conns. 42

6. This submission is raised by the learned Senior Counsel by placing reliance upon the directions issued by this Court in W.P.C.No.40178 of 2023 and connected cases, where some of the towers of the project already constructed were directed to be demolished, after noticing serious structural damages and was directed to reconstruct in the original location itself, without any change in the allottees/owners. Thus, it was pointed out that, since it is a project which is under renovation/repair or redevelopment, the stipulations contained in Sub Section 2(c) of Section 3 would be attracted and hence, the project is entitled to be exempted from the requirement of registration.

7. However, after carefully going through the statutory provisions and the purpose behind the said provision, I do not find any justifiable ground to accept the said contention. This is particularly because, as far as the original project envisaged by the petitioners are concerned, statutory authorities came to a categorical finding that, as the occupancy certificate was issued



2026:KER:37716

WPC.No.17474/26 & Conns. 43

to the said project only on 21.02.2018, after the cut off date of 01.05.2017, the project requires registration. The said finding is already upheld by this Court as well. When the original project itself is found to be mandatorily registrable under Section 3, the question of exemption as contemplated under Section 3(2)(c) would not arise. This is because, the purpose of Section 3(2)(c) is only to grant exemption in respect of the projects, wherein original project never required registration, because the same was not an ongoing project as on the cut off date contemplated under the said provisions but the renovation, repair or re-development was necessitated after the cut off date. If any other interpretation as proposed by the learned Senior counsel is adopted, the purpose of insisting for the registration of the original project itself would be defeated.

8. Thus, in view of the fact that this Court has already upheld the finding of the K-RERA with regard to the requirement of the registration for the original project under the Act, I am of the view that this Court cannot take a different



2026:KER:37716

WPC.No.17474/26 & Conns. 44

view than the one taken in W.P.C.No.6169 of 2026 and connected cases. As mentioned above, the contention raised by the learned Senior Counsel placing reliance upon the Section 3(2)(c) is also found to be not sustainable.

In such circumstances, these writ petitions are dismissed without prejudice to the right of the petitioner to invoke the statutory remedies against the impugned order, before the appropriate authorities, with regard to the merits of the said finding.

**Sd/ -**

**ZIYAD RAHMAN A.A.**

**JUDGE**

DG/02.06.2026



2026:KER:37716

WPC.No.17474/26 & Conns. 45

**APPENDIX OF WP(C) NO. 17474 OF 2026**

**PETITIONER EXHIBITS**

- Exhibit P1** TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.
- Exhibit P2** TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 223/2024 DATED 06.12.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.
- Exhibit P3** TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO.223/24 AND CONNECTED CASES.



2026:KER:37716

WPC.No.17474/26 & Conns. 46

**APPENDIX OF WP(C) NO. 17437 OF 2026**

**PETITIONER EXHIBITS**

- Exhibit P1** TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.
- Exhibit P2** TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 210/2024 DATED 28.10.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.
- Exhibit P3** TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO.210/24 AND CONNECTED CASES.



2026:KER:37716

WPC.No.17474/26 & Conns. 47

**APPENDIX OF WP(C) NO. 17463 OF 2026**

**PETITIONER EXHIBITS**

- Exhibit P1** TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.
- Exhibit P2** TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 105/2024 DATED 03.07.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.
- Exhibit P3** TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO.105/24 AND CONNECTED CASES.



2026:KER:37716

WPC.No.17474/26 & Conns. 48

**APPENDIX OF WP(C) NO. 17475 OF 2026**

**PETITIONER EXHIBITS**

- |                   |   |
|-------------------|---|
| <b>Exhibit P1</b> | <b>TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.</b>   |
| <b>Exhibit P2</b> | <b>TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 16/2025 DATED 14.01.2025 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.</b> |
| <b>Exhibit P3</b> | <b>TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO.16/25 AND CONNECTED CASES.</b>   |



2026:KER:37716

WPC.No.17474/26 & Conns. 49

**APPENDIX OF WP(C) NO. 17508 OF 2026**

**PETITIONER EXHIBITS**

- Exhibit P1** TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.
- Exhibit P2** TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 213/2024 DATED 21.11.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.
- Exhibit P3** TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO.213/24 AND CONNECTED CASES.



2026:KER:37716

WPC.No.17474/26 & Conns. 50

**APPENDIX OF WP(C) NO. 17525 OF 2026**

**PETITIONER EXHIBITS**

- Exhibit P1** TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.
- Exhibit P2** TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 153/2024 DATED 05.08.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.
- Exhibit P3** TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO. 153/24 AND CONNECTED CASES.



2026:KER:37716

WPC.No.17474/26 & Conns. 51

**APPENDIX OF WP(C) NO. 17529 OF 2026**

**PETITIONER EXHIBITS**

- Exhibit P1** TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.
- Exhibit P2** TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 103/2024 DATED 18.06.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.
- Exhibit P3** TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO.103/24 AND CONNECTED CASES.



2026:KER:37716

WPC.No.17474/26 & Conns. 52

**APPENDIX OF WP(C) NO. 18304 OF 2026**

**PETITIONER EXHIBITS**

- |                   |  |
|-------------------|--|
| <b>Exhibit P1</b> | <b>TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.</b>  |
| <b>Exhibit P2</b> | <b>TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 152/2024 DATED 05.08.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.</b> |
| <b>Exhibit P3</b> | <b>TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO. 152/24 AND CONNECTED CASES.</b>  |



2026:KER:37716

WPC.No.17474/26 & Conns. 53

**APPENDIX OF WP(C) NO. 18299 OF 2026**

**PETITIONER EXHIBITS**

- |                   |   |
|-------------------|---|
| <b>Exhibit P1</b> | <b>TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.</b>   |
| <b>Exhibit P2</b> | <b>TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 98/2024 DATED 12.06.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.</b> |
| <b>Exhibit P3</b> | <b>TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO.98/24 AND CONNECTED CASES.</b>   |



2026:KER:37716

WPC.No.17474/26 & Conns. 54

**APPENDIX OF WP(C) NO. 18288 OF 2026**

**PETITIONER EXHIBITS**

- |                   |  |
|-------------------|--|
| <b>Exhibit P1</b> | <b>TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.</b>  |
| <b>Exhibit P2</b> | <b>TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 211/2024 DATED 25.10.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.</b> |
| <b>Exhibit P3</b> | <b>TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO.211/24 AND CONNECTED CASES.</b>   |



2026:KER:37716

WPC.No.17474/26 & Conns. 55

**APPENDIX OF WP(C) NO. 18296 OF 2026**

**PETITIONER EXHIBITS**

- Exhibit P1** TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.
- Exhibit P2** TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 106/2024 DATED 09.07.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY. WITHOUT ENCLOSURES
- Exhibit P3** TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO.106/24 AND CONNECTED CASES.



2026:KER:37716

WPC.No.17474/26 & Conns. 56

**APPENDIX OF WP(C) NO. 17611 OF 2026**

**PETITIONER EXHIBITS**

- Exhibit P1** TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.
- Exhibit P2** TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 209/2024 DATED 25.10.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.
- Exhibit P3** TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO.209/24 AND CONNECTED CASES.



2026:KER:37716

WPC.No.17474/26 & Conns. 57

**APPENDIX OF WP(C) NO. 17657 OF 2026**

**PETITIONER EXHIBITS**

- Exhibit P1** TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2-26.
- Exhibit P2** TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 100/2024 DATED 18.06.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.
- Exhibit P3** TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO.100/24 AND CONNECTED CASES.



2026:KER:37716

WPC.No.17474/26 & Conns. 58

**APPENDIX OF WP(C) NO. 18302 OF 2026**

**PETITIONER EXHIBITS**

- |                   |   |
|-------------------|---|
| <b>Exhibit P1</b> | <b>TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.</b>   |
| <b>Exhibit P2</b> | <b>TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 99/2024 DATED 12.06.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.</b> |
| <b>Exhibit P3</b> | <b>TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO.99/24 AND CONNECTED CASES.</b>   |



2026:KER:37716

WPC.No.17474/26 & Conns. 59

**APPENDIX OF WP(C) NO. 18294 OF 2026**

**PETITIONER EXHIBITS**

- Exhibit P1** TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.
- Exhibit P2** TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 104/2024 DATED 09.07.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.
- Exhibit P3** TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO.104/24 AND CONNECTED CASES.



2026:KER:37716

WPC.No.17474/26 & Conns. 60

**APPENDIX OF WP(C) NO. 18295 OF 2026**

**PETITIONER EXHIBITS**

- Exhibit P1** TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.
- Exhibit P2** TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 101/2024 DATED 30.06.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.
- Exhibit P3** TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO.101/24 AND CONNECTED CASES.



2026:KER:37716

WPC.No.17474/26 & Conns. 61

**APPENDIX OF WP(C) NO. 18298 OF 2026**

**PETITIONER EXHIBITS**

- Exhibit P1** TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.
- Exhibit P2** TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 212/2024 DATED 21.11.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.
- Exhibit P3** TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO.212/24 AND CONNECTED CASES.



2026:KER:37716

WPC.No.17474/26 & Conns. 62

**APPENDIX OF WP(C) NO. 18291 OF 2026**

**PETITIONER EXHIBITS**

- |                   |   |
|-------------------|---|
| <b>Exhibit P1</b> | <b>TRUE COPY OF THE LETTER OF AUTHORIZATION ISSUED BY THE MANAGING DIRECTOR OF THE PETITIONER DATED 16.01.2026.</b>   |
| <b>Exhibit P2</b> | <b>TRUE COPY OF THE COMPLAINT FILED BY THE PARTY RESPONDENTS HEREIN IN COMPLAINT NO. 97/2024 DATED 18.06.2024 BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY.</b> |
| <b>Exhibit P3</b> | <b>TRUE COPY OF THE ORDER DATED 03.02.2026 IN COMPLAINT NO.97/24 AND CONNECTED CASES.</b>   |