IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 80 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.151 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM, ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.160 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3 /RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560 001, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 **HANUMANTH INAMDAR, AGED 57 YEARS,**

WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594

BY ADVS. SHRI.NAGARAJ NARAYANAN
SRI.E.K.NANDAKUMAR (SR.)

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

1 **KHALID SAHEL, AGED 64 YEARS, S/O. MOHAMMED SAHEL, HAVING PERMANENT ADDRESS AT FLAT NO. F6, BHAVANI RESIDENCY, POOTHOLE, ARANATTUKARA, POOTHOLE P.O., THRISSUR DISTRICT. NOW RESIDING AT YBA KANOO, P.B. NO. 37, DAMMAM 31411, SAUDI ARABIA, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER DHANUSH VARGHESE T.L., AGED 44 YEARS, S/O T.V. LUIZ, RESIDING AT 167 (63/640), THALIANEZHATH HOUSE, AYYAPPANKAVU ROAD, ERNAKULAM NORTH S.O., ERNAKULAM DISTRICT, PIN - 682018**

2 **M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

3 **E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691**

4 **E.M PAUL, S/O. E.V. MATHAI,**

PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

R1 BY ADVS. SRI.K.SHAJ
SHRI.SAJJU.S
SMT.BEENA N.KARTHA
SRI.RENJIT GEORGE
SRI.ARUN CHAND
SMT.VARSHA K.A.
SMT.GOPIKA GOPAL
SHRI.REN SHIBU
SHRI.NIKHIL KRISHNA A.S.
SMT.SHEHROON PATEL A.K.
SHRI.ISSAC MELVIN B.O.
SHRI.ALVIN JOSEPH
SMT.RIYA PHILO JOHNSON
SMT.FEBIN FATHIMA
SMT.ISHMA T. B.
SHRI.MONSU JOSEPH GEORGE

R2 TO R6 BY ADVS. SHRI.NIDHI SAM JOHNS
SRI.LIJO JOSEPH (THOPPIL)
SRI.A.KEVIN THOMAS

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.81/2026, 82/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 81 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.150 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.162 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

**3 HANUMANTH INAMDAR, AGED 57 YEARS,
WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANTS AND RESPONDENTS 4 TO 8/COMPLAINANTS AND RESPONDENTS 4 TO 8:

**1 DR. K. R. BABURAJ, AGED 72 YEARS,
S/O LATE K.K. RAMAN, RESIDING PLOT NO.65, HILL GARDENS, ANCHERY P.O., THRISSUR DISTRICT, PIN - 680006**

**2 BEENA C.M, AGED 65 YEARS,
W/O DR. K.R. BABURAJ, RESIDING PLOT NO.65, HILL GARDENS, ANCHERY P.O., THRISSUR DISTRICT, PIN - 680006**

**3 BONY BABU, AGED 41 YEARS,
S/O DR. K.R. BABURAJ, RESIDING AT PLOT NO.65, HILL GARDENS, ANCHERY P.O., THRISSUR DISTRICT, PIN - 680006**

**4 M/S EV MATHAI & SONS, PARTNERSHIP FIRM,
A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

5 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

7 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

8 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADV. SRI.K.SHAJ FOR R1 TO R3
SRI.A.KEVIN THOMAS FOR R4 TO R8

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 82 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.143 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.10 OF 2025 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560 001, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 **HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADVS. SHRI.NAGARAJ NARAYANAN
SRI.SAIJO HASSAN
SRI.BENOJ C AUGUSTIN
SRI.A.G.GIRISH KUMAR
SRI.U.M.HASSAN
SHRI.ABRAHAM J. KANIYAMPADY
SHRI.SANGEETH MOHAN
SHRI.BAPPU GALIB SALAM
SHRI.SREYAS SREEKUMAR
SHRI.MEZBAN ANWAR
SMT.GAYATHRI SURESH

RESPONDENTS/APPELLANTS AND RESPONDENTS 4 TO 8/COMPLAINANTS AND RESPONDENTS 4 TO 8:

1 **ABHIJEET M PILLAI, AGED ABOUT 41 YEARS, S/O. K.R. MADHUSOODHANAN PILLAI, SATHSANGA NAGAR, SANGAMNER, AHMEDNAGAR DIST, MAHARASHTRA, PIN - 422605**

2 **K.R. MADHUSOODHANAN PILLAI, AGED ABOUT 72 YEARS, S/O. RAGHAVAN PILLAI, SATHSANGA NAGAR, SANGAMNER, AHMEDNAGAR DIST, MAHARASHTRA, PIN - 422605**

3 **M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY., PIN - 686691**

4 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

7 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

R1 AND R2 BY ADV. SRI.K.SHAJ
R3 TO R7 BY ADV. SRI.A.KEVIN THOMAS

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 83 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.144 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.11 OF 2025 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560 001, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD. BANGALORE - 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

**3 HANUMANTH INAMDAR, AGED 57 YEARS,
WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560001
REPRESENTED BY HIS POWER OF ATTORNEY HOLDER,
JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA,
RESIDING AT KOOTTALA HOUSE, BOBBY VILLA,
STATION KADAVU ROAD, PUTHENVELIKKARA P.O.,
ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANTS AND RESPONDENTS 4 TO 8/COMPLAINANTS AND RESPONDENTS 4 TO 8:

**1 K.A. MOHAMMED IQUBAL, AGED ABOUT 69 YEARS,
S/O. K.H. ABDUL RAHIMAN, RESIDING AT III/75B,
EAST PULIKKILLAM ROAD, CHEMBUMUKKU, KAKKANAD,
ERNAKULAM-682030 REPRESENTED BY THEIR POWER OF ATTORNEY HOLDER, DHANUSH VARGHESE T.L.,
AGED 44 YEARS, S/O. T.V. LUIZ, RESIDING AT 167 (63/640), THALIANEZHATHU HOUSE,
AYYAPPANKAVU ROAD, ERNAKULAM NORTH S.O.,
ERNAKULAM DISTRICT – 682018.**

**2 RASHIDA IQUBAL, AGED ABOUT 61 YEARS,
W/O. MOHAMMED IQUBAL, RESIDING AT III/75B,
EAST PULIKKILLAM ROAD, CHEMBUMUKKU, KAKKANAD,
ERNAKULAM - 682030 REPRESENTED BY THEIR POWER OF ATTORNEY HOLDER, DHANUSH VARGHESE T.L.,
AGED 44 YEARS, S/O. T.V. LUIZ, RESIDING AT 167 (63/640), THALIANEZHATHU HOUSE,
AYYAPPANKAVU ROAD, ERNAKULAM NORTH S.O.,
ERNAKULAM DISTRICT, PIN - 682018**

**3 M/S EV MATHAI & SONS, PARTNERSHIP FIRM,
A PARTNERSHIP FIRM HAVING ITS OFFICE AT
EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE,
KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY., PIN - 686691**

**4 E.M JOHNY, S/O. E.V. MATHAI,
PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM
HAVING ITS OFFICE AT EDAKATTUKIDIYIL,
KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O,
ERNAKULAM, PIN - 686691**

**5 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V
MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS
OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE,
KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691**

**6 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V
MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS
OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE,
KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691**

**7 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V
MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS
OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE,
KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691**

**BY ADVS. SRI.K.SHAJ FOR R1 AND R2
SRI.A.KEVIN THOMAS FOR R3 TO R7**

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 84 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.148 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.158 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3 / RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANTS AND RESPONDENTS 4 TO 8/COMPLAINANTS AND RESPONDENTS 4 TO 8:

1 CHATICODE RAVINDRAN PONNAPPAN, AGED 64 YEARS, S/O. P. GOPINATHAN NAIR, RESIDING AT B-304, INDRAPRASTHA ESTATE, LOKHANDWALA TOWNSHIP, NEAR LOKHANDWALA, KANDIVALI (EAST), MUMBAI, MAHARASHTRA, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER M.R. GURU PRASAD, AGED ABOUT 59 YEARS, S/O. M.S. RAMAMURTHY, FLAT NO. 202, GARDEN GATE APARTMENT, MAVELI ROAD, GANDHI NAGAR, KADAVANTHARA S.O., KADAVANTHARA, ERNAKULAM DISTRICT, PIN - 682020

2 RADHA RAVINDRAN, AGED 62 YEARS, W/O. CHATICODE RAVINDRAN PONNAPPAN, RESIDING AT B-304, INDRAPRASTHA ESTATE, LOKHANDWALA TOWNSHIP, NEAR LOKHANDWALA, KANDIVALI (EAST), MUMBAI, MAHARASHTRA. REPRESENTED BY HER POWER OF ATTORNEY HOLDER M.R. GURU PRASAD, AGED ABOUT 59 YEARS, S/O. M.S. RAMAMURTHY, FLAT NO. 202, GARDEN GATE APARTMENT, MAVELI ROAD, GANDHI NAGAR, KADAVANTHARA S.O., KADAVANTHARA, ERNAKULAM DISTRICT, PIN - 682020

3 M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS

PARTNER E.M JOHNY, PIN - 686691

4 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

7 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1 & R2
SRI.A.KEVIN THOMAS FOR R3 TO R7

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 85 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.145 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.12 OF 2025 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560 001, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE – 560001, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

**3 HANUMANTH INAMDAR, AGED 57 YEARS,
WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560001
REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

**1 SURENDRANATH MENON, AGED 61 YEARS,
S/O. K.P.R MENON, REKHA NIVAS, EDAVANAKKAD P.O, ERNAKULAM, PIN - 682502**

**2 M/S EV MATHAI & SONS, PARTNERSHIP FIRM,
A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 86 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.166 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.190 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANTS AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

1 REMESAN ATTUVALAPPIL KOCHUNNY, AGED 60 YEARS, S/O KOCHUNNY, ATTUVALAPPIL HOUSE, PANATHALLOOR P.O., NELLAYI, THRISSUR, NOW RESIDING AT ROYAL GARDEN COMPOUND, VILLA NO.29, HILAL, DOHA QATAR, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER SURENDRANATH MENON, AGED 61 YEARS, S/O. K.P.R. MENON, REKHA NIVAS, EDAVANAKKAD P.O., ERNAKULAM, PIN - 682502

2 M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V

MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 87 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.162 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.184 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS,S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANTS AND RESPONDENTS 4 TO 8 / COMPLAINANT AND RESPONDENTS 4 TO 8:

1 SANDEEP JANARDHANAN, AGED 49 YEARS, S/O P.V. JANARDHAN, 'THATHWAMASI' NEAR EDAKKEPPURAM L.P. SCHOOL, EDAKKEPURAM CHERUKUNNU, KANNUR DISTRICT, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER SHIJU V.K., AGED 45 YEARS, S/O. VIJAYAN, RESIDING AT V.K. HOUSE, MOYAN ROAD, KANNAPURAM, CHERUKUNNU P.O., CHERUKUNNU R.S., KANNUR DISTRICT, PIN - 670301

2 M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 88 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.149 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.159 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560 001, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 **HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8 /COMPLAINANT AND RESPONDENTS 4 TO 8:

1 **JACOB BOBBY GEEVARGHESE, AGED 57 YEARS, S/O. LATE GEEVARGHESE, RESIDING AT D-12, SHRI KUMAR, CHS PJ NEHRU ROAD, VAKOLA, SANTACRUZ EAST, MUMBAI, NOW RESIDING AT 304, JUMERIAH GARDEN BLDG 1, STREET 30C, AL BADAA, UAE, PIN - 400055**

2 **M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

3 **E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691**

4 **E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691**

5 **JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS**

OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 89 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.156 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.172 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE- 560 001, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE- 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE- 560001, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

1 PRITISH KULANGARA DEVASSY, AGED 41 YEARS, S/O. DEVASSY K.O, FLAT NO. 12B, ABAD OLUMPUS, E.R.R ROAD, EDAPALLY, ERNAKULAM, KERALA, PIN - 682024

2 M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS

OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 90 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.157 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.173 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560 001, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560001, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

**3 HANUMANTH INAMDAR, AGED 57 YEARS,
WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560001
REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANTS AND RESPONDENTS 4 TO 8/COMPLAINANTS AND RESPONDENTS 4 TO 8:

**1 SURESH PETER, AGED 60 YEARS,
S/O. K. S. PETER, KADAVIL, KADAPPAKADA, NTV NAGAR, KOLLAM, KERALA – 691008, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER JOTHAN SURESH PETER, AGED 21 YEARS, S/O. SURESH PETER, RESIDING AT KADAVIL, KADAPPAKADA, NTV NAGAR, KOLLAM, KERALA, PIN - 691008**

**2 KAVITHA SURESH PETER, AGED 56 YEARS,
W/O. SURESH PETER, KADAVIL, KADAPPAKADA, NTV NAGAR, KOLLAM, KERALA – 691008, REPRESENTED BY HER POWER OF ATTORNEY HOLDER JOTHAN SURESH PETER, AGED 21 YEARS, S/O. SURESH PETER, RESIDING AT KADAVIL, KADAPPAKADA, NTV NAGAR, KOLLAM, KERALA, PIN - 691008**

**3 M/S EV MATHAI & SONS,
PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

4 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE,

KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

7 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1 & R2
SRI.A.KEVIN THOMAS FOR R3 TO R7

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 91 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.167 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.191 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

**3 HANUMANTH INAMDAR, AGED 57 YEARS,
WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 686594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

**1 SOHEN SOMAN, AGED 44 YEARS,
S/O. SOMAN PILLAI, HAVING PERMANENT ADDRESS AT KRISHNA VILAS, MUTTOM P.O., HARIPAD, ALAPPUZHA, NOW RESIDING AT BUILDING NO. 142, FLAT NO. 36, STREET NO. 25, BLOCK NO. 4, MANGAF, AL AHAMADI, KUWAIT, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER SOMAN PILLAI, AGED 70 YEARS, S/O KUTTAN PILLAI, RESIDING AT KRISHNA VILASAM, MUTTOM P.O., HARIPAD, CHEPPAD, ALAPPUZHA DISTRICT, PIN - 690511**

**2 M/S EV MATHAI & SONS,
PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 92 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.160 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.182 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

**3 HANUMANTH INAMDAR, AGED 57 YEARS,
WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560001
REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANTS AND RESPONDENTS 4 TO 8 /

COMPLAINANTS AND RESPONDENTS 4 TO 8:

**1 LEENA ELIZABETH JOHN, AGED 52 YEARS,
W/O. ANIL GEORGE, PERMANENTLY RESIDING AT PAROLIL VILLA, MELUKARA, KOZHENCHERRY P.O., PATHANAMTHITTA, NOW RESIDING AT BOLCK NO.1, STREET 101, BUILDING NO. 94, FLOOR 4, FLAT NO. 8, RIGGAE, KUWAIT, REPRESENTED BY HER POWER OF ATTORNEY HOLDER, SURENDRANATH MENON, AGED 61 YEARS, S/O. KPR MENON, RESIDING AT REKHA NIVAS, EDAVANAKAD P.O., ERNAKULAM, PIN - 682502**

**2 ANIL GEORGE, AGED 53 YEARS,
S/O. GEORGE PHILIP, PERMANENTLY RESIDING AT PAROLIL VILLA, MELUKARA, KOZHENCHERRY P. O, PATHANAMTHITTA, NOW RESIDING AT BOLCK NO.1, STREET 101, BUILDING NO. 94, FLOOR 4, FLAT NO. 8, RIGGAE, KUWAIT, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, SURENDRANATH MENON, AGED 61 YEARS, S/O. KPR MENON, RESIDING AT REKHA NIVAS, EDAVANAKAD P.O., ERNAKULAM, PIN - 682502**

**3 M/S EV MATHAI & SONS, PARTNERSHIP FIRM,
A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

4 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

7 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1 AND R2
SRI.A.KEVIN THOMAS FOR R3 TO R7

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 93 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.155 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.171 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560 001, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O, ERNAKULAM, PIN - 683594**

**3 HANUMANTH INAMDAR, AGED 57 YEARS,
WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560001
REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANTS AND RESPONDENTS 4 TO 8 /COMPLAINANTS AND RESPONDENTS 4 TO 8:

**1 SANTHOSH KUMAR, AGED 60 YEARS,
S/O. SREERAMA KRISHNAN NAIR, SOUPARNIKA, D- IIE, HEERA VASTHU GRAMAM, RAJAGIRI VALLEY, KAKKANAD, KOCHI, REP.BY HIS POWER OF ATTORNEY HOLDER AISHWARYA SANTHOSH, PIN - 682039**

**2 AISHWARYA SANTHOSH, AGED 56 YEARS,
W/O. SANTHOSH KUMAR, SOUPARNIKA, D-IIE, HEERA VASTHU GRAMAM, RAJAGIRI VALLEY, KAKKANAD, KOCHI, PIN - 682039**

**3 M/S EV MATHAI & SONS, PARTNERSHIP FIRM,
A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY., PIN - 686691**

4 E.M JOHNY, S/O. E. V. MATHAI, PARTNER M/S E. V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 E.M PAUL, S/O. E. V. MATHAI, PARTNER M/S E. V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS

OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E. V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

7 TOMY MATHEW, S/O. E. V. MATHAI, PARTNER M/S E. V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1, AND R2 (B/O)
SRI.A.KEVIN THOMAS FOR R3 TO R7

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 94 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.154 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.170 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANTS AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

1 REJI PAUL ACHANDY, AGED 50 YEARS, S/O. A. P. PAULOSE, ACHANDY HOUSE, VELLANCHIRA P.O, CHALAKUDY, THRISSUR, KERALA, PIN - 680307

2 M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 95 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.165 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.189 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

1 ALEX JOY VALLIYAKALAYIL, AGED 53 YEARS, S/O MR. V.K. JOY, HAVING PERMANENT ADDRESS AT VALLIKALAYIL, MATHOOR, OMALLOOR, PATHANAMTHITTA, KERALA, NOW RESIDING AT STREET NO.9, BLOCK 4, BUILDING NO.1580, 4TH FLOOR, JALEEB AL SHOUKH, KUWAIT P.O., 15613 DIAYA, CODE 35467 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, SURENDRANATH MENON, AGED 61 YEARS, S/O K.P.R. MENON, REKHA NIVAS, EDAVANAKKAD P.O., ERNAKULAM, PIN - 682502

2 M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE,

KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 96 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.158 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.174 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE- 560 001, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD. BANGALORE- 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 **HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK,INFANTRY ROAD, BANGALORE- 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA,STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANTS AND RESPONDENTS 4 TO 8 /

COMPLAINANTS AND RESPONDENTS 4 TO 8:

1 **THAKADIPARAMBIL AUGUSTINE THOMAS, AGED 71 YEARS, S/O. LATE AUGUSTINE THOMAS, THOTTUVELIL, ITTITHANAM, CHANGANACHERRY, KOTTAYAM, PIN - 686535**

2 **ROSAMMA THOMAS, AGED 67 YEARS, W/O. THAKADIPARAMBIL AUGUSTINE THOMAS, THOTTUVELIL, ITTITHANAM, CHANGANACHERRY, KOTTAYAM, PIN - 686535**

3 **M/S EV MATHAI& SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

4 **E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691**

5 **E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVINGITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691**

6 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

7 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1 & R2
SRI.A.KEVIN THOMAS FOR R3 TO R7

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 97 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.163 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.185 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 **HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANTS AND RESPONDENTS 4 TO 8/COMPLAINANTS AND RESPONDENTS 4 TO 8:

1 **MERLIN ABRAHAM, AGED 64 YEARS, W/O. ABRAHAM A.P., 31-539, AREEKAL, MATHER NAGAR, MNRA-116, CHANGAMPUZHA NAGAR P.O., KOCHI, KERALA, REP. BY HER POWER OF ATTORNEY HOLDER, ABRAHAM A.P, PIN - 682033**

2 **ABRAHAM A.P, AGED 71 YEARS, S/O. LATE A M. PATHROSE, 31-539, AREEKAL, MATHER NAGAR, MNRA-116, CHANGAMPUZHA NAGAR P.O., KOCHI, PIN - 682033**

3 **M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

4 **E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691**

5 **E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE,**

KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

7 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R3 TO R7

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 98 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.170 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.195 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

1 DIVYA KORULA, AGED 44 YEARS, D/O. KORULLA ISSAC,16/155 C, KUNNATH HOUSE, MYLANKAL LANE, MUTTAMBALAM P.O., KOTTAYAM, PIN - 686004

2 M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE,

KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 99 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.164 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.188 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD. BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENETS 4 TO 8:

1 MOLLY THOMAS, W/O DR. K.A GEORGE, 10 MN LANE, PLAMOODU, PATTOM, TRIVANDRUM, PIN - 695004

2 M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 100 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.177 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.14 OF 2025 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE- 560 001, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE- 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

**3 HANUMANTH INAMDAR, AGED 57 YEARS,
WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK,INFANTRY ROAD, BANGALORE- 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA,STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANTS AND RESPONDENTS 4 TO 8/COMPLAINANTS AND RESPONDENTS 4 TO 8:

**1 SAJIN PAUL, AGED 48 YEARS,
S/O. P. K. PAULOSE, FLAT NO. 1, VANROZ BUILDING, HIMALAYA SOCIETY, ASALPHA, GHATKOPAR (WEST), MUMBAI, PIN - 400084**

**2 SMITA SAJIN, AGED 43 YEARS,
W/O. SAJIN PAUL, FLAT NO. 1, VANROZ BUILDING, HIMALAYA SOCIETY, ASALPHA, GHATKOPAR (WEST), MUMBAI, PIN - 400084**

**3 M/S EV MATHAI& SONS, PARTNERSHIP FIRM,
A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

4 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

7 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1 & R2
SRI.A.KEVIN THOMAS FOR R3 TO R7

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 101 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.159 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.175 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE- 560 001, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE- 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 **HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE- 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

1 **AKBAR ALI HUSSAIN, AGED 49 YEARS, S/O. V.K. HUSSAIN, HAVING PERMANENT ADDRESS AT ANUGRAHA, KODIKATTUKAVU EAST, VADAKKENCHERY P.O., PALAKKAD DISTRICT – 678683. NOW RESIDING AT 515 FAIRVIEW AVE, APT 4, ARCADIA, CALIFORNIA (CA), USA, ZIP-91007, REP. BY HIS POWER OF ATTORNEY HOLDER ASHKAR V.H., AGED 42 YEARS, S/O. V.K. HUSSAIN, RESIDING AT AMBATTUPARAMBIL HOUSE, MANGALAM, PALAM, ANJUMOORTHYMANGALAM, VADAKANCHERY, PALAKKAD DISTRICT, KERALA, INDIA, PIN - 678682**

2 **M/S EV MATHAI& SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

3 **E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691**

4 **E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V**

MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 102 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.152 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.163 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA,STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA,STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANTS AND RESPONDENTS 4 TO 8/COMPLAINANTS AND RESPONDENTS 4 TO 8:

1 SATYANARAYAN GOPINATHAN NAIR, AGED 71 YEARS, S/O. P. GOPINATHAN NAIR, VILLA-23, PERIYAR HERMITAGE, THAIKATTUKARA P.O, ALUVA, KERALA, PIN - 683106

2 AKSHAY NAIR, AGED 34 YEARS, S/O. SATYANARAYAN GOPINATHAN NAIR, VILLA-23, PERIYAR HERMITAGE, THAIKATTUKARA P. O, ALUVA, KERALA, PIN - 683106

3 M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691

4 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE,

KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

7 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1 & R2
SRI.A.KEVIN THOMAS FOR R3 TO R7

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 103 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.173 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.219 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560 001, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

**3 HANUMANTH INAMDAR, AGED 57 YEARS,
WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANTS AND RESPONDENTS 4 TO 8/COMPLAINANTS AND RESPONDENTS 4 TO 8:

**1 SARATH K.S, AGED 40 YEARS,
S/O. SANKARANARAYANAN, HAVING PERMANENT ADDRESS AT KALLAYIL HOUSE, MATTOM P.O., THRISSUR, KERALA, NOW RESIDING AT DOOR NO. 209, BUILDING NO. 18, AL REEF DOWNTOWN, AL REEF, ABU DHABI, UAE, PIN - 680602**

**2 RESHMA SARATH, AGED 35 YEARS,
W/O. SARATH K.S., HAVING PERMANENT ADDRESS AT KALLAYIL HOUSE, MATTOM P.O., THRISSUR, KERALA, NOW RESIDING AT DOOR NO. 209, BUILDING NO. 18, AL REEF DOWNTOWN, AL REEF, ABU DHABI, UAE, PIN - 680602**

**3 M/S EV MATHAI & SONS, PARTNERSHIP FIRM,
A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

4 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

7 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1 & R2
SRI.A.KEVIN THOMAS FOR R3 TO R7

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 104 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.174 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.8 OF 2025 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 **HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

1 **U.K. MOHAMMED RAFI, AGED 53 YEARS, S/O. K.C. MUSTAFFA, ALEEMA MANZIL, CHOKLY P. O., KANNUR, PIN - 670672**

2 **M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

3 **E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691**

4 **E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691**

5 **JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691**

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 105 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.168 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.192 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

**3 HANUMANTH INAMDAR, AGED 57 YEARS,
WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

1 SHAQUEEQUE PUTHIYA MADATHUMMAL, AGED 45 YEARS, S/O. IMBICHI AHAMMED HAJI, RISA, BEACH ROAD, KOYILANDY P.O., KOZHIKODE, NOW RESIDING AT ROYAL GARDEN COMPOUND, VILLA NO.18, HILAL, DOHA QATAR, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER SURENDRANATH MENON, AGED 61 YEARS, S/O K.P.R. MENON, REKHA NIVAS, EDAVANAKKAD P.O., ERNAKULAM, PIN - 682502

2 M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL,KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 106 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.169 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.194 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

**3 HANUMANTH INAMDAR, AGED 57 YEARS,
WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 686691**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

**1 MANOJ MATHEW VARUGHESE, AGED 57 YEARS,
S/O LATE K.M. VARUGHESE, HAVING PERMANENT ADDRESS AT KARACKAKUZHYIL HOUSE, PANGADA, PAMPADY, KOTTAYAM DISTRICT, KERALA, REPRESENTED BY POWER OF ATTORNEY HOLDER JIM PHILIP, AGED 46 YEARS, S/O. P.P. PHILIPOSE, RESIDING AT PAIGOTTU, MANARCAD VILLAGE, AYARKUNNAM, AREEPARAMBU, KOTTAYAM DISTRICT, PIN - 686501**

**2 M/S EV MATHAI & SONS, PARTNERSHIP FIRM,
A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 107 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.175 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.161 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE- 560 001, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE- 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE- 560001, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

1 MARYKUTTY JOSEPH, AGED 73 YEARS, W/O. MR. JOSEPH PEEDIKAMALAYIL, HAVING PERMANENT ADDRESS AT PEEDIKAMALAYIL HOUSE, KADANAD P.O, PALAI, KOTTAYAM DISTRICT - 686653, REPRESENTED BY HER POWER OF ATTORNEY HOLDER JOSE JACOB PULICKEEL, AGED 61 YEARS, S/O. JACOB, RESIDING AT PULICKEEL HOUSE, RAMAPURAM P.O., PAZHAMALA, RAMAPURAM, MEENACHIL TALUK, KOTTAYAM DISTRICT, PIN - 686576

2 M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE,

KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 108 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.176 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.9 OF 2025 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE- 560 001, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE- 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK,INFANTRY ROAD, BANGALORE- 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA,STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANTS AND RESPONDENTS 4 TO 8/COMPLAINANTS AND RESPONDENTS 4 TO 8:

1 C.P.M. PRADEEP KUMAR, AGED ABOUT 67 YEARS, S/O. MR. MADHUSOODANAN, RESIDING AT CHEMBIPARAMBIL, PULLANI HOUSE, MATHILAKAM P.O, THRISSUR, PIN - 680685

2 RETHI PRADEEP KUMAR, AGED ABOUT 62 YEARS, W/O. MR. C.P.M PRADEEP KUMAR, RESIDING AT CHEMBIPARAMBIL, PULLANI HOUSE, MATHILAKAM P.O, THRISSUR, PIN - 680685

3 M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691

4 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITSOFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

7 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1 & R2
SRI.A.KEVIN THOMAS FOR R3 TO R7

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 109 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.171 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.216 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

1 RANJINI P, W/O. KRISHNAPRASAD V., KRISHNAANJANAM, EDATHARA P.O., PALAKKAD, NOW RESIDING AT FLAT NO. 1804, OLD HONDA SHOWROOM BUILDING, ELECTRA STREET, ABU DHABI, UNITED ARAB EMIRATES, PIN - 678611

2 M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE,

KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 110 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.147 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.157 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

**3 HANUMANTH INAMDAR, AGED 57 YEARS,
WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

**1 BEENA R, AGED 61 YEARS,
D/O. P. RAMAN NAIR, SRUTHI, M.G ROAD, IRINJALAKUDA P.O, THRISSUR, PIN - 680121**

**2 M/S EV MATHAI & SONS, PARTNERSHIP FIRM,
A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V

MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 111 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.153 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.169 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 **HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

1 **JAYASHANKAR M.J, AGED 38 YEARS, S/O. R. JAYAMOHANAN, HOUSE NO. 11, ANUGRAHA APARTMENT, PALLISSERY ROAD, PALARIVATTOM P.O, EDAPPALLY SOUTH VILLAGE, KANAYANNUR TALUK, ERNAKULAM, PIN - 682025**

2 **M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

3 **E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691**

4 **E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691**

5 **JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE,**

KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 112 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.172 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.218 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

**3 HANUMANTH INAMDAR, AGED 57 YEARS,
WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE - 560001
REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

**1 SALEELA CYRIL, AGED 60 YEARS,
D/O. K. K. JOSEPH, HAVING PERMANENT ADDRESS AT CHERICKAL HOUSE, OLAMATTOM, THODUPUZHA P.O, IDUKKI, KERALA, REPRESENTED BY GENERAL POWER OF ATTORNEY HOLDER, M.R. GURU PRASAD, AGED ABOUT 59 YEARS, S/O. M.S. RAMAMURTHY, R/AT FLAT NO. 202, GARDEN GATE APARTMENT, MAVELI ROAD, GANDHI NAGAR, KADAVANTHARA S.O., KADAVANTHARA, ERNAKULAM DISTRICT, PIN - 682020**

**2 M/S EV MATHAI & SONS, PARTNERSHIP FIRM,
A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691**

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE,

KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 113 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.161 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.183 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

1 SHAJAN KUTTIKATTU JOY, AGED 48 YEARS, S/O. P. JOY K.J., HAVING PERMANENT ADDRESS AT KUTTICKATU HOUSE, MARUTHOMKARA P.O., KAVILUMPARA (VIA), CALICUT DISTRICT, NOW RESIDING AT MANGAF BLOCK 4, STREET -28, BUILDING 34 C, FLAT 19, AHMADI, KUWAIT, REPRESENTED BY HIS POWER OF ATTORNEY HOLDER M.R. GURU PRASAD, AGED 59 YEARS, S/O. M.S. RAMAMURTHY, RESIDING AT FLAT NO. 202, GARDEN GATE APARTMENT, MAVELI ROAD, GANDHI NAGAR, KADAVANTHARA S.O., KADAVANTHARA, ERNAKULAM DISTRICT, PIN - 682020

2 M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V

MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI & SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR.JUSTICE MOHAMMED NIAS C.P.

WEDNESDAY, THE 18th DAY OF NOVEMBER 2026 /27th KARTHIKA, 1948

MSA NO. 115 OF 2026

AGAINST THE ORDER DATED 30.07.2026 IN REFA NO.179 OF 2026 OF KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM ARISING OUT OF THE ORDER DATED 07.08.2025 IN COMPLAINT NO.193 OF 2024 OF KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM

APPELLANTS/RESPONDENTS 1 TO 3/RESPONDENTS 1 TO 3:

1 **M/S HOYSALA PROJECTS PRIVATE LIMITED, NO. 104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE- 560 001, REPRESENTED BY ITS AUTHORIZED SIGNATORY, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

2 **SATEESH TIRUMALI SRIRANGACHAR, AGED 58 YEARS, MANAGING DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK, INFANTRY ROAD, BANGALORE- 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O., ERNAKULAM, PIN - 683594**

3 HANUMANTH INAMDAR, AGED 57 YEARS, WHOLE-TIME DIRECTOR, M/S HOYSALA PROJECTS PRIVATE LIMITED, NO.104, GROUND FLOOR, INFANTRY TECHNO PARK,INFANTRY ROAD, BANGALORE- 560001 REPRESENTED BY HIS POWER OF ATTORNEY HOLDER, JIBU K.K., AGED 57 YEARS, S/O. K.K. KURUVILLA, RESIDING AT KOOTTALA HOUSE, BOBBY VILLA, STATION KADAVU ROAD, PUTHENVELIKKARA P.O. ERNAKULAM, PIN - 683594

BY ADV SHRI.NAGARAJ NARAYANAN

RESPONDENTS/APPELLANT AND RESPONDENTS 4 TO 8/COMPLAINANT AND RESPONDENTS 4 TO 8:

1 RUKKIYA ABOOBACKER, AGED 58 YEARS, W/O. ABOOBACKER, HANA MAHAL, PULLONATHATTANI P.O, PONNANI, MALAPPURAM, KERALA - 679577, REPRESENTED BY HER POWER OF ATTORNEY HOLDER SURENDRANATHMENON, AGED 61 YEARS, S/O. K.P.R. MENON, REKHANIVAS, EDAVANAKKAD P.O, ERNAKULAM, PIN - 682502

2 M/S EV MATHAI & SONS, PARTNERSHIP FIRM, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, REPRESENTED BY ITS PARTNER E.M JOHNY, PIN - 686691

3 E.M JOHNY, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

4 E.M PAUL, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

5 JOSE MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

6 TOMY MATHEW, S/O. E.V. MATHAI, PARTNER M/S E.V MATHAI& SONS, A PARTNERSHIP FIRM HAVING ITS OFFICE AT EDAKATTUKIDIYIL, KOTHAMANGALAM VILLAGE, KOTHAMANGALAM P.O, ERNAKULAM, PIN - 686691

BY ADVS. SRI.K.SHAJ FOR R1
SRI.A.KEVIN THOMAS FOR R2 TO R6

THIS MISC. SECOND APPEAL HAVING BEEN FINALLY HEARD ON 05.11.2026, ALONG WITH MSA.80/2026 AND CONNECTED CASES, THE COURT ON 18.11.2026 DELIVERED THE FOLLOWING:

C.R

JUDGMENT

[MSA Nos.80/2026, 81/2026, 82/2026, 83/2026, 84/2026, 85/2026, 86/2026, 87/2026, 88/2026, 89/2026, 90/2026, 91/2026, 92/2026, 93/2026, 94/2026, 95/2026, 96/2026, 97/2026, 98/2026, 99/2026, 100/2026, 101/2026, 102/2026, 103/2026, 104/2026, 105/2026, 106/2026, 107/2026, 108/2026, 109/2026, 110/2026, 111/2026, 112/2026, 113/2026, 115/2026]

These Miscellaneous Second Appeals are filed by the promoters of the project "Hoysala EVM" against the common order of the Kerala Real Estate Appellate Tribunal. The first respondents in all the appeals are allottees of the project. They filed complaints before the Kerala Real Estate Regulatory Authority, Thiruvananthapuram (K-RERA), seeking execution of sale deeds, interest for delay and other reliefs.

2. The appellants filed I.A. Nos. 55 to 61, 64 to 70 and 95 to 106 of 2025 questioning the maintainability of the complaints. Their contention was that "Hoysala EVM" is a completed project, that an Occupancy Certificate was issued for it on 10.05.2023, and that this was intimated to all the allottees, who were instructed to remit the

balance amounts and get their sale deeds executed. The complaints were filed one and a half years after the Occupancy Certificate was received. Since the Occupancy Certificate was issued by the local authority, the appellants contended that its legality was not a matter for K-RERA to consider. They argued that the complaints were preferred only when the promoter was initiating steps under Section 11(5) of the Real Estate (Regulation and Development) Act, 2016 (hereinafter the RERA Act) to cancel the allotments.

3. The complainants alleged that the project is neither completed nor handed over to the Association, that the common areas have not been registered in favour of the Association, and that car parking slots have not been allotted to all the allottees.

4. K-RERA noted that the project was registered under Section 3 of the RERA Act, that the Occupancy Certificate was obtained on 10.05.2023, and that Form 6 uploaded to its registration web portal indicated that the project is complete in all respects and handed over to the Association of allottees. It held that the relief

sought regarding completion was not maintainable, while the other reliefs, such as interest for delay in handing over and ensuring conveyance, could be considered. To that extent, the complaints were held maintainable, and the project was to be treated as completed in all respects.

5. The allottees challenged that order before the Tribunal. By a common order, the Tribunal found a violation of Regulation 21(4) of the Kerala Real Estate Regulatory Authority (General) Regulations, 2020 and Rule 36 of the Kerala Real Estate (Regulation and Development) Rules, 2018, as no notice was issued to the parties before K-RERA deputed two Deputy Directors to inspect the project and ascertain whether it was complete. The Tribunal also noticed the allottees' contention that show cause notices had been issued to the builder as to why the Occupancy Certificate should not be cancelled. It held that the complaint was maintainable even as to the relief for completion of the project, and that the right of hearing could not be curtailed. The decision of this Court in ***Nidhish***

P.V. v. Sivaprakash [2024 KHC 7050], relied on by the promoters, was distinguished on the allottees' submission that the Occupancy Certificate was obtained by fraud. The Authority was directed to consider the complaints in toto.

6. Aggrieved, the promoters have filed these appeals, contending that the Tribunal went wrong in not following the judgments of this Court, which hold that the correctness of an Occupancy Certificate cannot be gone into by the Tribunal, and that when the Occupancy Certificate is available, there is no scope for a site inspection on the completion of the project.

7. The following substantial questions of law arise for consideration.

(A) Whether non-compliance with Regulation 21(4), arising solely from failure to afford an opportunity to file objections and make submissions on an inspection report, can have any legal consequence in finding that the project building is complete on the basis of an Occupancy Certificate.

(B) Whether the Tribunal and the Authority can disregard an Occupancy Certificate issued by the competent authority and rely on other materials to enter a finding on the completion of a project building under the RERA Act.

(C) Whether the Tribunal can ignore the dictum in Nidhish P.V. v. Sivaprakash (2024 KHC 7050) and Siji Jacob v. Ultima Builders and Developers Pvt. Ltd. (2023 KHC 9214) that an Occupancy Certificate is conclusive proof of completion, and direct K-RERA to rely on other materials to adjudicate the completion of the project building.

(D) Whether an Appellate Authority, on a finding of a procedural defect, can permit or direct reopening of a finding that the project building is complete, made on the strength of an Occupancy Certificate, without recording that such an exercise was illegal, without jurisdiction or otherwise invalid.

8. Heard Sri. E.K. Nandakumar, learned Senior Counsel, instructed by Sri. Nagaraj Narayanan, for the appellants and Sri. K.

Shaj, learned counsel, for the respondents.

9. It is not in dispute that an Occupancy Certificate was issued to the project on 10.05.2023. The learned Senior Counsel for the appellants relied on ***Nidhish P.V***. (supra) and ***Siji Jacob v. Ultima Builders and Developers Pvt. Ltd.*** [2023 KHC 9214], in which this Court held that a completion certificate issued by the local authority certifies that the building is constructed as per the approved plan and permit. If anybody is aggrieved by its issuance, it is for them to challenge it through the proper remedies available under law, and its legality is not a matter for K-RERA to consider.

10. It was therefore contended that an enquiry whether the building is complete, in the sense of complete as per the building permit issued, is totally outside the purview of the RERA Act, and that the authorities under the Act have no jurisdiction to decide the legality of the Occupancy Certificate. According to the appellants, the order of the Authority, which declined to adjudicate completion while leaving the other reliefs open, was in tune with

the provisions of the Act and was wrongly reversed by the Tribunal.

11. The learned counsel for the respondents, Sri K.Shaj, on the other hand, submitted that a project can be said to be complete only after the steps mentioned in the RERA Act, including those under Section 17, are completed, and that in this case, except for 15 allottees, nobody could occupy the apartments. It was argued that the issuance of an Occupancy Certificate is different from completion of the project. The Act provides for approaching the authorities under it in case of structural defects and non-compliance with the provisions of the Act and Rules, and the mere fact that an Occupancy Certificate has been obtained cannot be a reason to prevent the allottees from approaching those authorities. The respondents also contended that ***Nidhish P.V.*** (supra) has no application as it dealt with the requirement of registration under the RERA and not as to the reliefs allottees can claim before the RERA forums.

12. The Occupancy Certificate in this case was issued by the

Thrikkakara Municipality under the Kerala Municipality Building Rules, 2019 (hereinafter the Building Rules). Rule 19C provides that, after completion of construction as per a self-certified building permit, the occupancy certificate shall be issued in Appendix F2A. Under Rule 20(1), every owner, on completion of construction as per the permit, must submit a completion report certified and signed by him, and, for buildings other than small residential ones, also by a registered Institution, Architect, Building Designer, Engineer or Supervisor, together with plans of the completed building.

13. Under Rule 20(3), the Secretary, on receipt of the completion report and on being satisfied that the construction has been carried out in conformity with the permit given, shall issue the occupancy certificate within fifteen days. If none is issued within that time, the owner may proceed as if it had been issued, and the resulting deemed occupancy certificate is to be accepted by all public authorities as proof of completion of the building in

compliance with the Rules. Rules 20(4) and 20(5) allow an owner who wishes to occupy a building before its completion to obtain an occupancy certificate for the partially completed building, if the Secretary is satisfied that such occupancy will not endanger life.

14. The Occupancy Certificate under the Building Rules is thus a creature of local building law. It is issued by the municipal Secretary to the owner, which will show whether the building has been constructed as per the permit and plans, and whether it is fit for occupation. Nothing in the Building Rules deals with the contractual or statutory relationship between a promoter and his allottees based on the agreement entered into between them.

15. The RERA Act stands on a different footing. It does not provide for the issue of an Occupancy Certificate and creates no authority to issue one. It speaks of the occupancy certificate as a certificate issued by the competent authority permitting occupation of a building as provided under local laws [Section 2(zf)], and of the completion certificate as one certifying that the project has been

developed according to the sanctioned plan, layout plan and specifications approved under local laws [Section 2(q)]. The Act then casts duties on the promoter in relation to that certificate. Under Section 11(4)(b), the promoter must obtain the completion or occupancy certificate, as applicable, from the competent authority as per local laws, and make it available to the allottees individually or to the Association.

16. Under Section 17, he must execute a registered conveyance deed, hand over possession to the allottees, and hand over the common areas, documents and plans to the Association, the latter step following the occupancy certificate. Section 18 makes him liable to pay interest for delay in giving possession, Section 14(3) makes him answerable for defects, Section 11(5) regulates the cancellation of allotments, and Section 31 permits any aggrieved person to file a complaint before the Authority for contravention of the Act or the Rules.

17. The two sets of provisions therefore operate in

different fields under different legislation. The Building Rules look at the building and whether it is built as permitted, and whether it is safe to occupy. The RERA Act looks at the promoter's conduct toward the allottees and whether he performed the obligations the statute places on him. Under the Building Rules, the Occupancy Certificate is the end product, issued by the municipal Secretary and open to challenge only by the remedies known to the law governing it. Under the RERA Act, the same certificate is only an input, a document the promoter must obtain under local law and a trigger for some of his later duties.

18. The RERA and the Tribunal are not the forum for testing its legality, but they are the forum for every obligation the Act imposes. Completion therefore carries two meanings. Under the Building Rules, it means that the building is complete as per the permit, which the Occupancy Certificate settles. Under the RERA Act, it also takes in whether the promoter has done all that the Act requires of him towards the allottees, which the certificate does not

settle.

19. Taking note of the provisions of the RERA Act and of the judgments of this Court in ***Nidhish P.V.*** (supra) and ***Siji Jacob*** (supra), it is clear that the legality of an Occupancy Certificate issued under the Building Rules cannot be called into question before the authorities under the RERA Act. The certificate signifies that the construction of the building is over as per the permit issued and that the premises are fit for occupation. These two aspects cannot be gone into by the Authority or the Tribunal. If the allottees say that the certificate was wrongly issued or obtained by fraud, the remedy lies against the issuing authority and the certificate, in the manner known to law. An allegation of fraud does not enlarge the jurisdiction of the authorities under the RERA Act.

20. The respondents are right in saying that the issuance of an Occupancy Certificate is different from the discharge of the promoter's duties under the RERA Act. That is the very distinction drawn above. The grievances that the common areas have not been

registered in favour of the Association, that parking slots have not been allotted to all the allottees, that sale deeds are yet to be executed, and that interest is due for delay are matters which the RERA Act commits to its authorities. The grant of the Occupancy Certificate does not prevent the allottees from approaching them. What the authorities under RERA cannot do is to look into the correctness of the Occupancy Certificate and its implication, namely that the building is complete as per the permit and fit for occupation.

21. The local inspection by the Deputy Directors, and the consequent breach of Regulation 21(4) and Rule 36 found by the Tribunal, arose because the inspection was aimed at finding whether the project was complete. Since that enquiry is itself outside the purview of the Authority, want of notice before it cannot be a ground for reopening a finding that rests on the Occupancy Certificate. The order of the Tribunal, which permitted even an enquiry as to whether the building has been completed, is

clearly wrong.

22. The substantial questions of law are answered accordingly. Question (A) is answered by holding that the breach of Regulation 21(4) can have no consequence for the finding of completion, which rests on the Occupancy Certificate. Questions (B) and (C) are answered in favour of the appellants: the Authority and the Tribunal cannot disregard the Occupancy Certificate, and the Tribunal could not depart from ***Nidhish P.V.*** and ***Siji Jacob***. Question (D) is answered by holding that a procedural defect alone does not justify reopening that finding, though adjudication of all other questions under the RERA Act may proceed.

Given the above, the order of the Tribunal requires modification. It is declared that the authorities under the RERA Act shall not enquire into the legality of the Occupancy Certificate dated 10.05.2023 or into whether the building is complete as per the permit and fit for occupation. Subject to that, the Authority shall proceed with the complaints and adjudicate all the other questions

arising under the RERA Act. The Authority will endeavour to finally dispose of the matter within the timeline indicated by this Court in the judgment in MSA No.40 of 2026 and connected cases, dated 11.09.2026. The appeals are disposed of accordingly. All the pending interlocutory applications will stand closed.

Sd/-

MOHAMMED NIAS C.P.

JUDGE

DMR/-

Judgment reserved	05/11/26
Date of Judgment	18/11/26
Judgment dictated	05/11/26
Draft judgment placed	06/11/26
Judgment corrected	18/11/26
Final judgment uploaded	18/11/26

APPENDIX OF MSA NO. 80 OF 2026

APPELLANTS' ANNEXURES

Annexure A1	**A TRUE COPY OF THE STRUCTURAL STABILITY CERTIFICATE DATED 03.02.2026, ISSUED BY THE DEPARTMENT OF CIVIL ENGINEERING, MAR ATHANASIUS COLLEGE OF ENGINEERING, KOTHAMANGALAM.**
Annexure A2	**A TRUE COPY OF THE REVISED STRUCTURAL STABILITY CERTIFICATE DATED 17.03.2026, ISSUED BY THE DEPARTMENT OF CIVIL ENGINEERING, MAR ATHANASIUS COLLEGE OF ENGINEERING, KOTHAMANGALAM.**
Annexure A3	**A TRUE COPY OF THE LETTER DATED 15.07.2026 SUBMITTED BY SRI SATYANARAYANA GOPINATHAN NAIR, SECRETARY OF THE ALLOTTEES' ASSOCIATION, TO THE SECRETARY, THRIKKAKARA MUNICIPALITY.**
Annexure A4	**THE PHOTOGRAPHS OF THE INCINERATOR PLANT**

RESPONDENTS' ANNEXURES

Annexure R1(A)	**THE TRUE COPY OF THE ORDER DATED 08/08/2025 IN WPC NO.26301/2025 OF THE HIGH COURT OF KERALA.**
Annexure R1(B)	**THE TRUE COPY OF THE CAUSE LIST OF THE CASES FOR 07/08/2025 PUBLISHED IN THE WEBSITE OF THE K-RERA.**
Annexure R1(C)	**THE TRUE COPY OF THE LETTER DATED 06/05/2026 ISSUED BY THE SECRETARY (LEGAL) ON BEHALF OF THE KERALA REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM.**
Annexure R1(D)	**THE TRUE COPY OF THE MEMORANDUM OF APPEAL IN REFA NO. 151/2026 FILED BEFORE THE KERALA REAL ESTATE APPELLATE TRIBUNAL, ERNAKULAM, WITHOUT ITS ANNEXURES.**
Annexure R1(E)	**THE TRUE COPY OF THE NOTICE NO. G-**

	2240700414/2024 DATED 15/10/2025 ISSUED BY THE SECRETARY, THRIKKAKKARA MUNICIPALITY TO THE LANDOWNERS
Annexure R1(F)	**THE TRUE COPY OF THE PROVISIONAL ORDER NO. G-2240700414/2024 DATED 12/01/2026 ISSUED UNDER SECTION 406(2) OF THE KERALA MUNICIPALITY ACT, 1994 BY THE SECRETARY, THRIKKAKKARA MUNICIPALITY TO THE LANDOWNERS**
Exhibit R1(G)	**THE TRUE COPY OF THE NOTICE NO. G-2240700414/2024 DATED 02/03/2026 ISSUED BY THE MUNICIPAL ENGINEER, THRIKKAKKARA MUNICIPALITY TO THE DEVELOPER OF HOYSALA EVM APARTMENTS**
Annexure R1(H)	**THE TRUE COPY OF THE LETTER NO. K-SMART TP1-5814782-2026 DATED 07/10/2026 ISSUED BY THE SECRETARY, THRIKKAKKARA MUNICIPALITY TO THE PRINCIPAL, GOVERNMENT ENGINEERING COLLEGE, THRISSUR**
Annexure R1(I)	**THE TRUE COPY OF THE COMMON JUDGMENT DATED 11/09/2026 IN M.S.A. NO. 40 OF 2026 AND CONNECTED CASES, INCLUDING M.S.A. NO. 68 OF 2026, OF THIS HON'BLE COURT**
Annexure R1(J)	**TRUE COPY OF THE LETTER DATED 07/10/2026 VIDE K.SMART NO.TP1-5814782-2026, ISSUED BY SECRETARY, THRIKKAKARA MUNICIPALITY TO THE PRINCIPAL, GOVERNMENT ENGINEERING COLLEGE, THRISSUR**