



**KERALA REAL ESTATE REGULATORY AUTHORITY**  
**Trinity Centre, Opposite Chaithanya Eye Hospital,**  
**Kesavadasapuram, Thiruvananthapuram. Pin- 695 004**  
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Phone: 94976 80600

Present: Shri. P H Kurian, Chairman

**No. T1/OL/EX/074/2024**

**Dated 30<sup>th</sup> December, 2024.**

Applicant: M/s Sobha Contracting Private Limited,  
Sobha, Sarjapur-Marthahalli Outer Ring Road,  
Devarabisanahalli, Bellandur Post, Anekal,  
Bangalore, Karnataka- 560103

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Sobha Silver Estate**' promoted by '**Sobha Contracting Private Limited**' as per certificate No. **K-RERA/PRJ/186/2020** dated 30.09.2020 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The extension of registration for six months notified under General Order No. K-RERA/T3/102/2020 dated 15.05.2020, in connection with the Covid pandemic was added to this project at the time of initial registration and hence the registration was valid up to 30.06.2024. The extension of registration for a period of six months notified under the General order No. K-RERA/T3/102/2020 dated 19.07.2021, in connection with the Covid pandemic was also availed by the promoter and the registration was further extended up to 31.12.2024.

2. Now the promoter has filed application for extension of registration up to 31.12.2025 in Form No. E and remitting the required fee of Rs. 3,81,399/- (Rupees Three lakhs eighty-one thousand three hundred and ninety nine only). As per the proviso to Section 6 of the Act, 2016 the Authority may in reasonable circumstances, without default on the part of the promoter, based on the facts of each case, and for reasons to be recorded in writing extend the registration granted to the project for such time as it considers necessary, which shall, in aggregate, not exceed a period of one year.
3. The promoter submitted that the project has completed and obtained the development completion certificate from Kolazhy Grama Panchayat. Out of the 57 villas, 37 have been sold, of which 35 have received Occupancy Certificates. The promoter has also assured that all sold villas will be fully completed on 31.12.2024. The remaining unsold villas are nearing to completion. All common amenities and infrastructure have been completed, and water supply from the Kerala Water Authority and power supply from the Kerala State Electricity Board have been obtained. Additionally, the promoter has stated that they have already taken the necessary steps to form an Association of Allottees. As per the records of the Authority, the physical progress of the project is 100%. Considering the above facts and circumstances, the Authority has found the application is eligible for the extension of the registration of the project up to 31.12.2025.


4. Hence, the Authority in the exercise of the powers conferred under Section 6 of the Act, 2016 read with Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018, decided to extend the registration of the real estate project '**Sobha Silver Estate**' from 01.01.2025 to 31.12.2025 with the following conditions.

- i. This extension shall not in any way affect the rights of the existing allottees as per the Act, 2016.
- ii. The occupancy certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
- iii. The Association of allottees shall be formed and incorporated as per Section 11(4) (e) of the Act, 2016, within three months from the date of this order.
- iv. The promoter shall also transfer / hand over the common area and the documents pertaining to the project to the Association of allottees, after the completion of the project as promised to the allottees.
- v. After the completion of the project Form No. 6 shall be uploaded by the promoter in the web portal of K-RERA.

Sd/-

P H Kurian  
Chairman

True Copy / Forwarded by / Order

  
Secretary (Technical and Administration)  
Kerala Real Estate Regulatory Authority

