

**KERALA REAL ESTATE REGULATORY AUTHORITY**

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

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Present: Shri. P H Kurian, Chairman

No. T1/OL/EX/017/2024

Dated 06th January, 2025.

Applicant: M/s Sobha City,
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 Lake Edge**' promoted by '**Sobha City**' as per Certificate No. **K-RERA/PRJ/190/2020** 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. 3,79,582/- (Rupees Three lakhs seventy-nine thousand five hundred and eighty-two 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 they started the project after obtaining all necessary approvals. Meanwhile, a litigation was filed by the Sobha City Residents' Owners' Association against the construction of the 'Lake Edge' project, leading to the project being stopped through an interim order dated 11.11.2020 in Writ Petition WP (C) 8260/2018. Later, the case was withdrawn by the Sobha City Residents' Owners' Association, and the Hon'ble High Court of Kerala vacated the stay on construction vide order dated 27.01.2023. They stated that, due to the litigation, they lost more than 26 months. The litigation was beyond the control of the promoter and occurred without any default on their part. The above writ petition was dismissed as not pressed.
4. The promoter has requested a one-year extension to complete the project by 31.12.2025, by paying 50% of the registration fees as per Rule 8 of the Kerala Real Estate (Regulation & Development) Rules, 2018. All the units have been sold. The building permit is valid up to 13.03.2026. The physical progress of the project is 80%. Consent from 23 allottees has been uploaded. Considering the above facts and circumstances, the Authority found that the applicant is eligible for the extension of the project's registration up to 31.12.2025.

5. 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 Lake Edge**' 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 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.
 - iv. 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



