



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

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Present: Dr. Asha Thomas, Chairperson

**No. T1/OL/EX/024/2025**

**Dated 25<sup>th</sup> August , 2025.**

Applicant: M/s Shanoor Projects and Realtors Pvt Ltd,  
India Tower, 1 St Floor, Edapazhanji,  
Vazhuthacaud, Thiruvananthapuram,  
Kerala- 695014

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Shanoor Cyber Cloud**' promoted by M/s Shanoor Projects and Realtors Pvt Ltd' as per certificate No. **K-RERA/PRJ/TVM/157/2022** dated 10.12.2024 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The project registration is valid up to 25.07.2026.
2. Now the promoter has filed application dated 17.05.2025 for extension of registration up to 30.11.2028 in Form No. E and remitting the required fee of Rs 213562 /- (Rupees Two lakhs Thirteen Thousand Five Hundred and Sixty-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 has stated that the project “Shanoor Cyber Cloud” was taken over from M/s MPS India Holding Pvt Ltd. (MPS Smart Homes) in accordance with the order of the Authority No. 900/T1/K-RERA/2024 dated 29.07.2024. The initial building permit was issued on 25.07.2018, and a revised permit was obtained by the new promoter, which is valid up to 25.07.2026. The promoter has also uploaded the revised Joint Development Agreement No. 169/I/2025 dated 15.01.2025 with the current landowners.
4. The promoter has requested an extension of the registration up to 25.07.2028 and has paid 50% of the registration fee, as prescribed under Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018. Out of the total 69 units, 44 units have been sold. The physical progress of the project is only 18%. As per Section 6 of the Act, the Authority is not permitted to consider an extension of the project registration for more than one year. However, specifically considering the facts and circumstances of the case, and since the project has been taken over by a new promoter, the Authority finds it reasonable to grant the extension in the interest of the allottees, under Section 7(3) of the Real Estate (Regulation and Development) Act, 2016.
5. Hence, the Authority in the exercise of the powers conferred under Section 7 (3) of the Act, 2016 decided to extend the registration of the real estate project '**Shanoor Cyber Cloud**' from 25.07.2026 to 30.11.2028 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 Association of allottees shall be formed and incorporated as per Section 11(4) (e) of the Act, 2016, within **3 months** from the date of this order.
- iii. The occupancy certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
- 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/-

Dr. Asha Thomas  
Chairperson

True Copy / Forwarded by / Order

Secretary (Technical and Administration)  
Kerala Real Estate Regulatory Authority