



KERALA REAL ESTATE REGULATORY AUTHORITY

Thiruvananthapuram. Pin- 695 004

www.rera.kerala.gov.in

Present: Dr. Asha Thomas, Chairperson,

No. T1/OL/EX/067/2025

Dated 16th March, 2026

Applicant: Global Habitat Private Limited
2nd Floor, 24/2420F, 24/2420G, 24/2420J,
Onyx Golf Link Road, Chevayur,
Kozhikode, Kerala
Pin: 673017

ORDER


1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'Global Misty Hills' promoted by 'M/s. Global Habitat Private Limited' as per the Certificate No. K-RERA/PRJ/KKD/128/2023 dated 27.07.2023 under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 31.12.2025.
2. The promoter has filed a formal application for extension of the project registration for a period of one year from 01.01.2026, in Form No. E, along with the required fee of Rs. 1,14,122 (Rupees One Lakh Fourteen Thousand One Hundred and Twenty - Two Only). As per the proviso to Section 6 of the Real Estate (Regulation and Development) Act, 2016, the Authority may, in reasonable circumstances and without any 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 period as it considers necessary, which shall, in aggregate, not exceed one year.
3. The promoter submitted that with respect to the project, the delay was due to the unavailability of laterite from Iritty, Kannur District and continuous rainfall. As per the QPR, the physical progress is shown as 45% and financial progress is shown as 48%. Out of 23 units, 10 units are booked/sold. Consent of 8 out of these 10 allottees has been submitted before the Authority. The building permit for the project is valid up to 03.07.2028.
 4. Considering the above facts and circumstances of the case, the Authority by 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, has decided to extend the registration of the real estate project 'Global Misty Hills' from 01.01.2026 to 31.12.2026 with the following conditions.
 - i. The extended period shall not affect any of the rights of the existing allottees as specified in Section 18 of the Act, 2016.
 - ii. The promoter shall complete the project in all respects within the extended period.
 - iii. The occupancy certificate shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
 - iv. All other duties and responsibilities envisaged under Section 11 of the Real Estate (Regulation and Development) Act, 2016 shall be scrupulously followed.

Sd/-

Dr. Asha Thomas
Chairperson

True Copy / Forwarded by / Order


Secretary (Technical and Administration)