



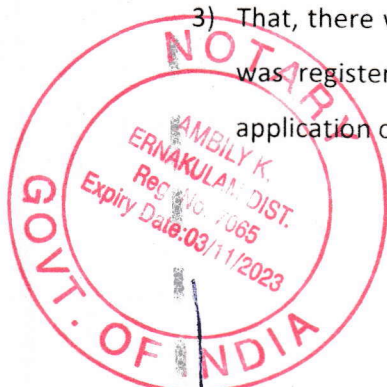
കേരളം KERALA

DL 051541

Affidavit

I, Mr. Majo Joseph, Head Commercial Operations, M/s Sobha Ltd, duly authorized by M/s Sobha Ltd, the promoters of the proposed project titled "Sobha-Rio Vista" located at Feroke, Calicut, solemnly affirm and state as follows.

- 1) That The Project, SOBHA Rio Vista is one being developed by M/s. SOBHA Limited at Feroke, Kozhikode. The said residential project was issued with all required permissions from all the Authorities concerned, including the Building permit issued by the Feroke Municipality. The said project was also duly registered before this Hon'ble Authority as an ongoing project, having Registration Number K-RERA/PRJ/025/2021 dated 18/1/2021. The said registration is valid upto 30.6.2028.
- 2) That, now, due to certain legal and technical issues related to the execution of the project, which are beyond the control of the promoter, the promoters are not in a position to continue with the construction of the said project.
- 3) That, there were a total number of 52 allottees in the said project while the project was registered before this Authority, with a token application money. The unit application of 5 allottees' were rejected for not making even the booking money. The



AMBILY K.
ADVOCATE & NOTARY
KARTHIKA HOUSE
MAZJID LANE, PUTHUKKALAVATTOM
ELAMAKKARA, KOCHI-682026



K. M. PHILOMINA
E.S.R.O. VENDOR

M 59941
03/02/2023

Sobha Ltd
Kochi

ledger copy of such allottees are enclosed herewith. The remaining allottees were intimated regarding the intension of the promoter to withdraw from the project and all of them were either offered Apartments /Villas in other projects being developed by the promoter or to refund their application money, to be decided as per their choice. As per which 41 customers opted to get refund of the application money and accordingly, we have repaid the entire application money to those 41 customers and the said customers have issued NOCs/undertakings expressing their full satisfaction to withdraw from the project, which are enclosed herewith. Remaining 6 allottees have opted to shift their booking to other projects being developed by the Promoter herein. The shifting request submitted by such 6 Allotees are enclosed herewith.

- 4) That, there are no further allottees in the above project as on this date.
- 5) That, henceforth the Promoter does not intent to invite/solicit any further application for allotment in the aforesaid Project. The Promoter will not advertise, market, book, sell or offer for sale of invite persons to purchase in any manner any plot or villa or building as the case may be, in the said Project.

Under these circumstances, it is humbly requested that this Hon'ble Authority may be pleased to permit the promoter to withdraw from the said real estate project and be pleased to revoke/cancel the registration of the said project with this authority.

Deponent



VERIFICATION

The contents of my above Affidavit are true and correct and nothing material has been concealed by me therefrom,

Verified by me at Ernakulam on this 17th Day of March, 2023.

Deponent



Solemnly affirmed and signed before me by the Deponent who is personally known to me on

Registration No. 7005 this the 17th Day of March 2023 at my office at Ernakulam.
Ernakulam Dist.. Kerala State
Validity: 03/11/2023

AMBILY K.
ADVOCATE & NOTARY
KARTHIKA HOUSE
MAZJID LANE, PUTHUKKALAVATTOM
ELAMAKKARA, KOCHI-682026

17/3/2023





KERALA REAL ESTATE REGULATORY AUTHORITY

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

www.rera.kerala.gov.in Email- info.rera@kerala.gov.in

Phone: 0471 3501012

Present: PH Kurian Chairman

No. K-RERA/T1/2127/2022

Dated 12th April, 2023

Applicant /Promoter: M/s Sobha Limited,

Sarjapur – Marthahalli Outer Ring Road (ORR),

Devarabisanahalli, Bellandur Post,

Bangalore – 560103, Karnataka.

ORDER

1. M/s Sobha Limited, applied for the registration of the project '**Sobha Rio Vista**' at Kozhikode under section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 18.01.2021 vide registration number **K-RERA/PRJ/025/2021**, under section 5 of the Act. The registration of the project is valid up to 30.06.2028.
2. Now the promoter of the project, '**M/s Sobha Limited**' filed an application dated 12.12.2022 before the Authority requesting to cancel the registration of the project, stating that they are not in the position to execute the project, due to legal and technical issues beyond the control of the promoter. Hence, the Authority vide letter dated 16/01/2023 directed the promoter to submit a detailed affidavit in this regard.

3. Shri. Majo Joseph, Head Commercial Operations of the promoter company submitted a detailed affidavit dated 17.03.2023 in which the promoter declared that the execution of the real estate project '**Sobha Rio Vista**' was abandoned due to certain legal and technical issues, which are beyond the control of the promoter. In the affidavit he affirmed that 52 allottees are there in this project and their claims are settled/ given apartments in different projects. The application for five allottees were rejected for not making even the booking money. They also submitted NOC/ledger details pertaining to 52 allottees.
4. On the basis of the request and the affidavit filed by the promoter the Authority decided to approve the request for de-registering the abandoned project '**Sobha Rio Vista**', which was registered before the Authority vide reference No. **K-RERA/PRJ/025/2021**.
5. Accordingly, the webpage of the project in the portal of the Authority will be indicated with "**ABANDONED / DEREGISTERED**" project. The promoter is also debarred permanently from accessing the webpage of this project.



Sd/-
P H Kurian
Chairman

True Copy/Forwarded by/Order

Secretary (Technical & Administration)