



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: 94976 80600

Present: Sri.PH Kurian Chairman.

No. T1/OL/EX/061/2022

Dated 3rd March, 2023.

Applicant: M/s. Sowparnika Projects & Infrastructure Pvt Ltd
750 C Block, , AECS Layout,
Kunalahalli, Marthahalli, Anekal,
Bangalore, KARNATAKA- 560037

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Sowparnika Sudharshanam**' promoted by '**M/s. Sowparnika Projects & Infrastructure Pvt Ltd**' as per the certificate no. **K-RERA/PRJ/TSR/091/2022** dated **27.05.2022** under section 5 of the Real Estate (Regulation and Development) Act, 2016.
2. Now the promoter has filed the formal application for the extension of registration for six months from 01.07.2022 in Form No E. 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. Accordingly, as per the directions of the Authority, the promoter attended the hearing conducted on 14.09.2022. The Authority directed the promoter to upload details of the association of allottees formed, renewed building permit and also directed to remit the extension fee of Rs.149711/-
4. Promoter paid the extension fee of Rs **149711/- (Rupees One Lakh Forty Nine Thousand Seven Hundred and Eleven Only)** through Demand Draft. The promoter submitted that the project is in the final stage of completion and also informed that the application for getting Occupancy Certificate has filed before the Local Self Government Institution⁰. In the project, out of the 152 units 147 units are sold.
5. Considering the above facts and circumstances of the case, the Authority by exercise 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 '**Sowparnika Sudharshanam**' from 01.07.2022 to 31.12.2022 with the following conditions.
 - i. The extended period shall not affect on any of the rights of the allottees envisaged in the Act, 2016.
 - ii. The promoter shall complete the project in all respects within the extended period.

- iii. The Association of allottees shall be formed and incorporated as per the laws.
- iv. The occupancy certificate shall be obtained within the extended period and shall upload the same in the 'web portal' of K-RERA.
- v. 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.
- vi. 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 & Administration)

Copy to- M/s. Sowparnika Projects & Infrastructure Pvt Ltd,
Vettakulam Arcade,
Opp Mar Ivanious Collage Main Gate,
Nalanchira, Thiruvananthapuram District,
Kerala 695015

