



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

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Phone: 94976 80600

Present: Sri.PH Kurian Chairman.

**No. T1/OL/EX/048/2023**

**Dated 03<sup>rd</sup> July 2023.**

Applicant: M/s. Sowparnika Projects and Infrastructure Pvt Ltd,  
No.750 C Block, 1<sup>st</sup> Main Road,  
ACES Layout, Kundalahalli,  
Anekal, Bangalore District,  
Karnataka -560 037.

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Sowparnika Grand Square**' promoted by '**M/s. Sowparnika Projects and Infrastructure Pvt Ltd**' as per the certificate No. **K-RERA/PRJ/361/2020 dated 30.12.2020** under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 28.02.2022. The extension of registration granted by the Authority for six months as per the general order No. K-RERA/T3/102/2020 dated 15.05.2020, invoking the provisions of section 6 of the Act in connection with the Covid pandemic was added to this project at the initial time of registration. As per the order No. T1/OL/EX/074/2022 dated 17.11.2022, the registration of the project has been further extended up to 30.04.2023.

2. Now the promoter filed the formal application for the extension of registration for four months from 01.05.2023 in Form No. E with the required fee of Rs **81,990.20/-** (Eighty One Thousand Nine Hundred and Ninety and Twenty paise 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 uploaded the Chartered Accountant's Certificate in Form No. 4, which showing the overall progress of work as 97.92%. The project was in final stage of completion and applied for occupancy certificate before the Local Self Government Institution. All the units were booked or sold. The association of allottees not formed.
4. 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 Grand Square**' from 01.05.2023 to 31.08.2023 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

