



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

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Present: Sri.PH Kurian Chairman.

No. T1/OL/EX/075/2023

Dated 04th January 2024.

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 Sandal Tower**' promoted by '**M/s. Sowparnika Projects & Infrastructure Pvt Ltd**' as per Certificate No. **K-RERA/PRJ/TVM/045/2022** dated **22.03.2022** under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 31.12.2022. As per the order No. T1/OL/EX/110/2022 dated 23.02.2023, the registration of the project has been further extended up to 30.04.2023. As per the order No. T1/OL/EX/040/2022 dated 17.05.2023, the registration of the project has been further extended up to 31.10.2023.

2. Now the promoter has filed formal application for the extension of registration for one year from 01.11.2023 in Form No. E with the required fee of Rs **1,10,412.18/-** (One Lakh Ten Thousand Four Hundred and Twelve and Eighteen paisa 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. In exercise of the process conferred under the above Section, a hearing was scheduled, Sri. Ratheesh, Customer Relationship Manager of the promoter company, attended the hearing conducted on 04.01.2024, and he submitted that the project was completed and the Occupancy Certificate is pending. He submitted that the Completion Certificate has been filed on 04.02.2022, the inspection by two levels of officers has completed and Occupancy Certificate will be received shortly. The promoter stated that the extension is sought for, as there is some resale of the apartments in which the second buyers needs bank loan and the banks are insisting a valid RERA registration for sanction of loans to such second buyers.
4. Considering the above facts and circumstances of the case, the Authority in 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 Sandal Tower**' for one year from 01.11.2023 to 31.10.2024 considering the special facts and circumstances on 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)i/c



