



KERALA REAL ESTATE REGULATORY AUTHORITY

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

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Phone: 94976 80600

Present: Shri. P H Kurian Chairman.

No. T1/OL/EX/039/2024

Dated 4th June, 2024.

Applicant: M/s. Sowparnika Projects and Infrastructure Pvt Ltd,
No. 750, 1st Main Road, Aces Layout,
Kaundalahalli, Bangalore, Karnataka – 560 037.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project ‘ **Sowparnika Elania**’ promoted by ‘**M/s Sowparnika Projects and Infrastructure Private Limited**’ as per Certificate No. **K-RERA/PRJ/037/2021** dated 28.01.2021 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 30.06.2024. The extension of registration for six months notified under the General order No. K-RERA/T3/102/2020 dated 15.05.2020, in connection with the Covid pandemic has been added to this project at the time of initial registration.

2. Now the promoter has applied for the extension of registration of the project for a further period of six months from 01.07.2024, entitled as per the General order No. K-RERA/T3/102/2020 dated 19.07.2021. The promoter also submitted that the outbreak of the Covid-19 pandemic had delayed the normal course of work due to a shortage of workforce and materials. They also stated that the physical progress of the work is 40%. Only 4 units out of 74 have been sold. The building permit is valid up to 16.11.2025.. The Authority has examined and found that the application for the extension of the project registration is in order and hence eligible for the extension as per the General order dated 19.07.2021.

3. Considering the above facts and circumstances of the case, the Authority, in the 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 grant the extension of the registration of the project '**Sowparnika Elania**' from 01.07.2024 to 31.12.2024 with the following conditions.
 - i. This extension shall not in any way affect the rights of the existing allottees as per 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 to the 'web portal' of K-RERA.
- iv. 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.
- v. After the completion of the project Form No. 6 shall be uploaded by the promoter in the web portal of K-RERA.
- vi. The IT Section of the Authority shall upload a copy of the order in webpage of the project in K-RERA web portal.

Sd/-
P H Kurian
Chairman

True Copy / Forwarded by / Order



Secretary (Technical and Administration)

12/6/24

