



KERALA REAL ESTATE REGULATORY AUTHORITY
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Present: Shri. P H Kurian

No. T1/OL/EX/066/2023

Dated 9th July, 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 had issued registration for the real estate project '**Sowparnika Navarathinam - Pearl**' promoted by **M/s. Sowparnika Projects and Infrastructure Pvt Ltd**, as per Certificate No. **K-RERA/PRJ/072/2021** dated 01.02.2021 issued under Section 5 of the Real Estate (Regulation and Development) Act, 2016. [hereinafter referred to as 'the Act, 2016']. 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 was added in the case of this project also at the time of initial registration and hence the registration was valid up to 28.02.2023. This has been extended for a further period of six months notified under General Order No. K-RERA/T3/102/2020 dated 19.07.2021, issued in connection with the Covid pandemic and the registration extended up to 30.08.2023.

2. Now the promoter has filed an application for extension of registration for one year from 31.08.2023 in Form No. E with the required fee of Rs. 78,638.45/- (Rupees Seventy-Eight Thousand Six Hundred Thirty-Eight and Forty-Five 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. Accordingly, the Authority scheduled a hearing before the Secretary (Technical & Administration) on 31.05.2024. Shri. Jomon Thomas, Regional Head of the promoter company, attended the hearing. They submitted that the validity of the building permit expired on 29.06.2020 due to CTP Vigilance taking the permit file from Trivandrum Corporation, which affected the construction progress and sanctions and approvals from concerned authorities. They also stated that 96% of the work has been completed. Out of 72 apartments, 69 have been sold, and the allottees association has not been formed. The promoter has submitted an affidavit affirming that they have applied for the renewal of the building permit and after obtaining it will upload it to the webpage. Additionally, the promoter submitted the progress of each work item and the details of pending works.
4. Since the project is 96% complete, the consent of the allottees is not required as per the Authority Order. Hence, Considering the above facts and circumstances of the case, the Authority, by exercising 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 extend the registration of the real estate project '**Sowparnika Navarathinam - Pearl**' for one year from 31.08.2023 to 30.08.2024 subject to the following conditions:-

- i. The building permit shall be renewed and uploaded to the project's web page in the web portal of the Authority.
- ii. The extended period shall not in any way affect the rights of the allottees envisaged in the Act, 2016 and the terms and conditions of the agreements executed between the promoter and allottees.
- iii. The promoter shall issue notices to all allottees and enable the formation of an Association of allottees under Section 11(4) (e) of the Act, 2016 within thirty days from the date of receipt of this order.
- iv. The promoter shall complete the project in all respects within the extended period as per the schedule in the affidavit furnished by the promoter.
- v. The promoter shall also transfer / hand over the common area and documents pertaining to the project to the Association of Allottees, after completion of the project as promised to the allottees as per the agreements executed with them, as prescribed under Section 17 of the Act, 2016.
- vi. The occupancy certificate shall be obtained within the extended period and shall upload the same on the web page concerned and after completion of the project as mentioned above, Form No. 6 shall be uploaded by the promoter in the web portal of the Authority.
- vii. The promoter shall forward the copy of the extension order to all existing allottees.

Sd/-

P H Kurian
Chairman

True Copy / Forwarded by / Order

Secretary (Technical and Administration)



