



KERALA REAL ESTATE REGULATORY AUTHORITY
Trinity Centre, Kesavadasapuram
Thiruvananthapuram - 695 004

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Phone: 0471 3501012

Present: Dr. Asha Thomas, Chairperson,

No. T1/OL/EX/007/2026

Dated 29-03-2026

Applicant: M/s Sowparnika Projects & Infrastructure Pvt Ltd
Vettaculam Arcade, Opposite Mar Ivanious College
Main Gate, Nalanchira, Thiruvananthapuram - 695015

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'SOWPARNIKA EDIFICE' promoted by 'M/s Sowparnika Projects & Infrastructure Private Limited' as per the certificate No. K-RERA/PRJ/TVM/344/2020 dated 23.12.2020 under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 30.06.2024. Subsequently, the promoter applied for an extension on project registration, entitled as per the General Order No. K-RERA/T3/102/2020 dated 19.07.2021 for a period of 6 months and it extended up to 31.12.2024. Also, another extension was granted as per Order No. T1/OL/EX/078/2024 dated 03.02.2025 and the same expired on 31.12.2025.
2. Further, the promoter has filed an application on 17.01.2026, to extend the project registration for a period of one year in Form No. E, along with the required fee of Rs. 1,45,089/- (Rupees One Lakh Forty-Five Thousand Eighty-Nine only). As per the proviso to Section 7(3) of the Real Estate (Regulation and Development) Act, 2016, the Authority may, in reasonable circumstances and without any 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 period as it considers necessary, which shall, in aggregate, not exceed one year.

3. As per the latest QPR, the physical progress is 90%. Out of 74 units, 44 units have been booked or sold and the building permit is valid up to 04.06.2027. The Promoter has submitted an affidavit affirming that proactive steps have been taken towards forming of association. It was also submitted that the majority of allottees expressed their willingness to form the association only upon registration of their respective sale deeds. Additionally, the minutes of meeting regarding the formation of the association, dated 18.12.2025, have been submitted by the Promoter. The promoter has also applied for the Occupancy Certificate (OC), and the corresponding receipt has been also submitted for record.
4. Considering the above facts and circumstances of the case, the Authority by exercise of the powers conferred under section 7(3) of the Real Estate Regulatory Act, 2016, has decided to extend the registration of the real estate project 'SOWPARNIKA EDIFICE' from 01.01.2026 to 31.12.2026 with the following conditions.
 - i. The extended period shall not affect any of the rights of the existing allottees as specified in Section 18 of 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 in the 'web portal' of K-RERA.
 - iv. All other duties and responsibilities envisaged under Section 11 of the Real Estate (Regulation and Development) Act, 2016 shall be scrupulously followed.

Approved by

Dr. Asha Thomas IAS (Retd)

Chairperson,

Kerala Real Estate Regulatory Authority



Digitally signed by
Pradeep R

Date: 30-03-2026
10:05:22

Forwarded By Order

Dr. Pradeep. R
Secretary (Technical & Administration)
Kerala Real Estate Regulatory Authority