



KERALA REAL ESTATE REGULATORY AUTHORITY

**Trinity Centre, Kesavadasapuram
Thiruvananthapuram - 695 004**

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Present: Dr. Asha Thomas, Chairperson,

No. T1/OL/EX/008/2026

Dated 29th March, 2026

Applicant: M/s Sowparnika Projects & Infrastructure Private Limited
Vettaculam Arcade, Opp. Mar Ivanios College Main
Gate, Nalanchira, Thiruvananthapuram, Kerala – 695 015.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'SOWPARNIKA ELANIA' promoted by 'M/s. Sowparnika Projects & Infrastructure Private Limited' as per the certificate No. K-RERA/PRJ/TVM/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. Subsequently, the promoter applied for an extension of the project registration, claiming the benefit of the General Order No. K-RERA/T3/102/2020 dated 19.07.2021 for a period of 6 months and it extended upto 31.12.2024. Later, another extension was granted as per Order No. T1/OL/EX/081/2024 dated 10.02.2025, which expired on 31.12.2025.
2. Now the promoter has filed a formal application for extension of the project registration on 17.01.2026, for a period of one year, in Form No. E, along with the required fee of Rs. 1,45,474/- (Rupees One Lakh Forty-Five Thousand Four Hundred and Seventy-Four 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 marked as 90% and 17 units out of 74 units have marked as booked or sold. The promoter has submitted Form No. 4 on 07.01.2026 in which the percentage of completion is mentioned as 100%. Furthermore, the promoter has applied for the Occupancy Certificate (OC), and the corresponding receipt has been submitted for the 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 Act, 2016 has decided to extend the registration of the real estate project 'SOWPARNIKA ELANIA' 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.

Dr. Asha Thomas

Chairperson,

Kerala Real Estate Regulatory Authority



Digitally signed by
Pradeep R

Date: 30-03-2026

10:11:08

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

Forwarded By Order