



**KERALA REAL ESTATE REGULATORY AUTHORITY**

**Kesavadasapuram**

**Thiruvananthapuram - 695 004**

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Phone: 0471 3501012

**Present: Dr. Asha Thomas, Chairperson**

**No. T1/OL/EX/059/2025**

**Dated: 11-05-2026**

Applicant: M/s Sowparnika Supertech Private Limited  
Vettaculam Arcade, Opposite Mar Ivanious  
College Main Gate, Nalanchira,  
Thiruvananthapuram - 695015

Subject: Extension the registration of the real estate project  
'Sowparnika YARA'

**ORDER**

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project 'Sowparnika YARA' promoted by 'M/s. Sowparnika Supertech Private Limited' as per the certificate No. K-RERA/PRJ/TVM/073/2021 dated 20.11.2021 under section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration expired on 31.12.2025.
2. The promoter has filed a formal application for extension of the project registration on 20.11.2025, for a period of one year, in Form No. E, along with the required fee of Rs. 2,59,045/- (Rupees Two Lakhs Fifty-Nine Thousand Forty- Five only). As per the proviso to Section 6 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 reported by the promoter in the extension application, the physical progress stands at 70%. Out of 80 units, 64 have been booked or sold. The promoter has updated the QPR up to the 2nd quarter of 2025-226. The promoter has also submitted the minutes of the meeting held on 02.12.2025 regarding the formation of the association. The building permit is valid up to 14.09.2026.
4. Considering the above facts and circumstances of the case, the Authority by 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 extend

the registration of the real estate project 'Sowparnika YARA' 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. **The promoter shall, within 30 days, intimate all the allottees of the project of the fact that the extension is granted for the duration as specified in the order.**
- v. All other duties and responsibilities envisaged under Section 11 of the Real Estate (Regulation and Development) Act, 2016 shall be scrupulously followed.

Sd/-  
Dr. Asha Thomas  
Chairperson

True Copy Forwarded by Order

Secretary Technical & Administration