



KERALA REAL ESTATE REGULATORY AUTHORITY
Keshavadasapuram, Thiruvananthapuram-695003.
www.rera.kerala.gov.in Email- info.rera@kerala.gov.in
Phone: 94976 80600

ORDER

T1/OL/024/2022

Dated 29th July 2024

Applicant /Promoter: M/s Sowparnika Projects & Infrastructure Pvt Ltd,
No 750, 1st Block, Ace Layout, Kundalahalli,
Marthahalli, Anekal, Bangalore,
Karnataka - 560037

1. M/s Sowparnika Projects & Infrastructure Pvt Ltd applied for the registration of the project 'Sowparnika Signature Tower' located at Sreekariyam, Aakkulam Road, Cheruvakkal, Thiruvananthapuram District under Section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 06.01.2022 vide registration number **K-RERA/PRJ/003/2022**, under Section 5 of the Act, 2016.
2. Now, the Promoter submitted a request dated 21.06.2024 for de-registration of the above-mentioned project along with an affidavit. In the affidavit the promoter affirms that none of the 44 units of the project have been sold, no agreements for sale have been executed, and no amount has been collected from anyone. The aftermath of the COVID pandemic and the resultant financial constraints forced them to cease the construction activities and have decided to de-register the project.

3. On verification, it was found that the registration of the project expired on 30.06.2024. Hence, on the basis of the request and the affidavit filed by the promoter, the Authority hereby decides to approve the cancellation of the project 'Sowparnika Signature Tower', registered before the Authority vide reference No K-RERA/PRJ/003/2022 dated 06.01.2022.
4. Accordingly, the webpage of the project in the portal of the Authority shall be indicated with Abandoned / De- Registered project. The promoter is also debarred permanently from accessing the webpage of this project.

Sd/-

P H Kurian
Chairman

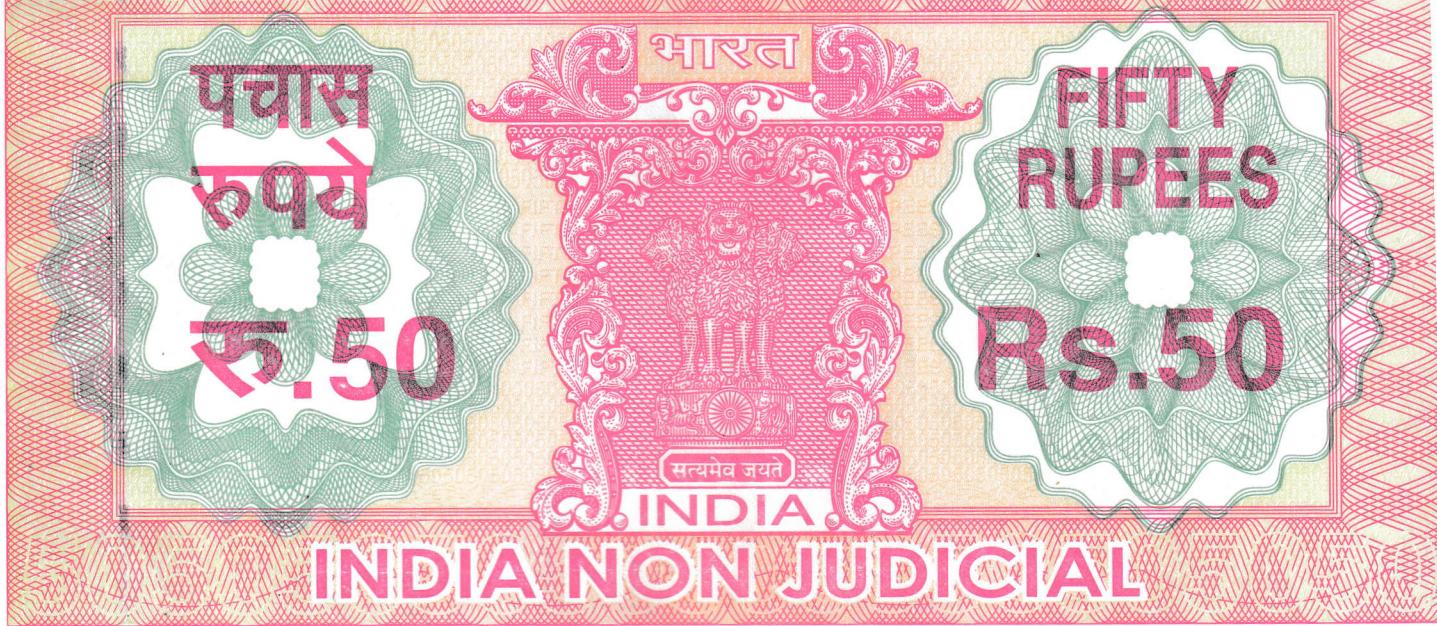


True Copy / Forwarded by / Order

Secretary (Technical and Administration)

30/7/22

भारतीय गैर-न्यायिक



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CT 414906

AFFIDAVIT

I, JOJI JOSEPH Promoter of M/s SOWPARNIKA PROJECTS AND INFRASTRUCTURE PRIVATE LIMITED, [REDACTED] a Company incorporated under the Companies Act 1956, with Corporate Identity Number: U45201KA2007P TC043166, having its Registered Office at No.750, 'C' Block, 1st Main Road, AECS Lay out, Kundalahalli, Bangalore-560037 and Branch office at Vettakulam Arcade, Opp Mar Ivanios College Main Gate, Nalanchira P.O (Pin-695015), Kudapanakunnu Village, Thiruvananthapuram Taluk, Thiruvananthapuram Dist, being the promoter of the project **SOWPARNIKA SIGNATURE TOWER** registered with Kerala Real Estate Regulatory Authority vide registration number K - RERA /PRJ/003/2022 do solemnly affirm, declare, and undertake on oath as follows.

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

Joji Joseph
Authorised Signatory



Sowparnika Projects and Infrastructure Pvt. Ltd.

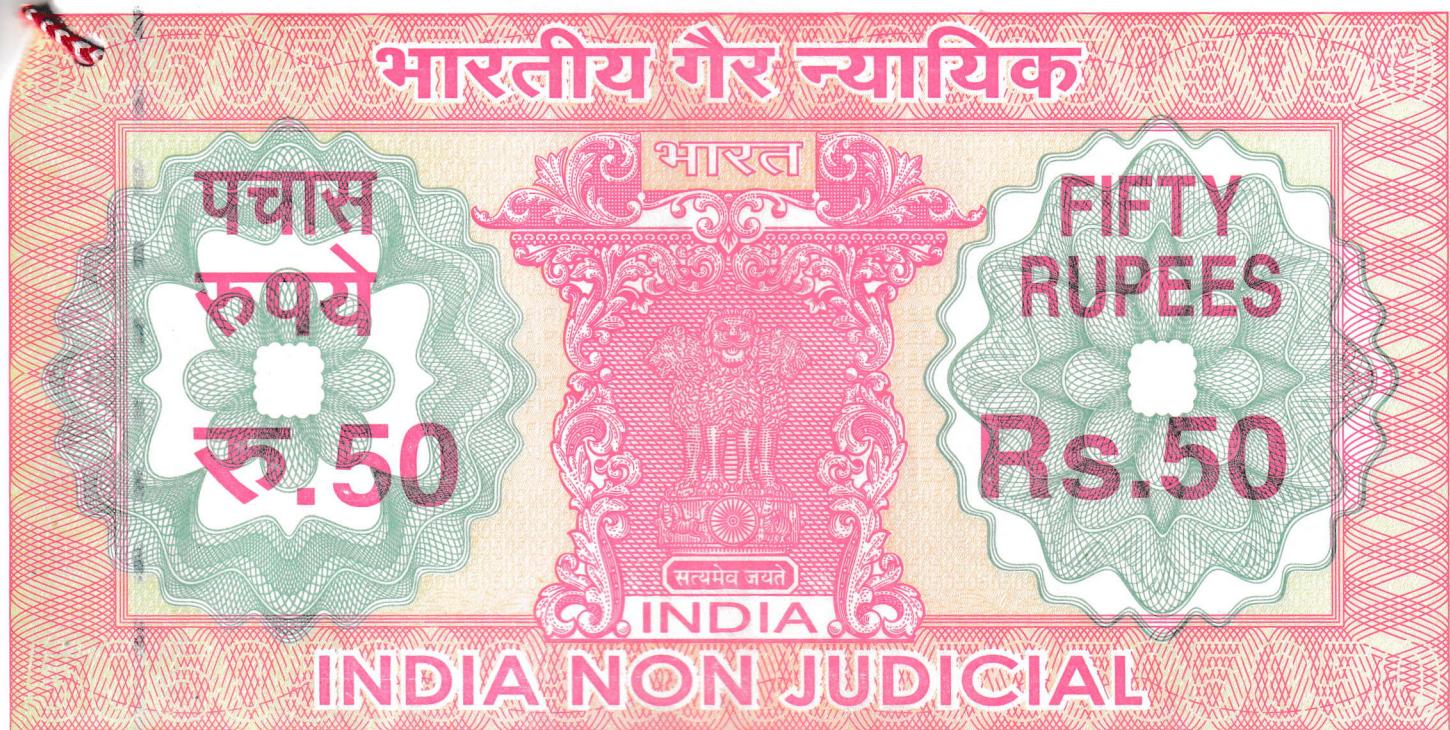
NO - 6576
12-06-2028 RS 50/-

J. S. S.
LAILA S. S.
PATTOM VENDOR



DAHNUJA, L.R.
Advocate & Notary
Roll No. K/12151999
TC. 82/6291, Near Thiru Nursing Home
Vanchiyoor, Thiruvananthapuram-35
Ph: 852587174
Email: dhanujaadv@gmail.com





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CT 414907

1. I submit that I am duly authorized to swear this affidavit.
2. I submit that our project has been registered before the Kerala Real Estate Regulatory Authority and the said registration is valid upto 30/06/2024.
3. As of now, the completion of construction stands at only 5 percent.

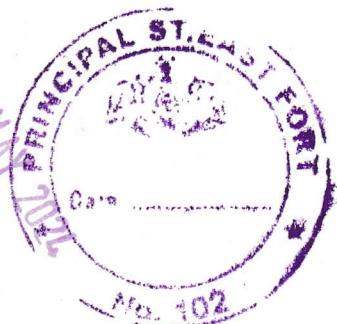
For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

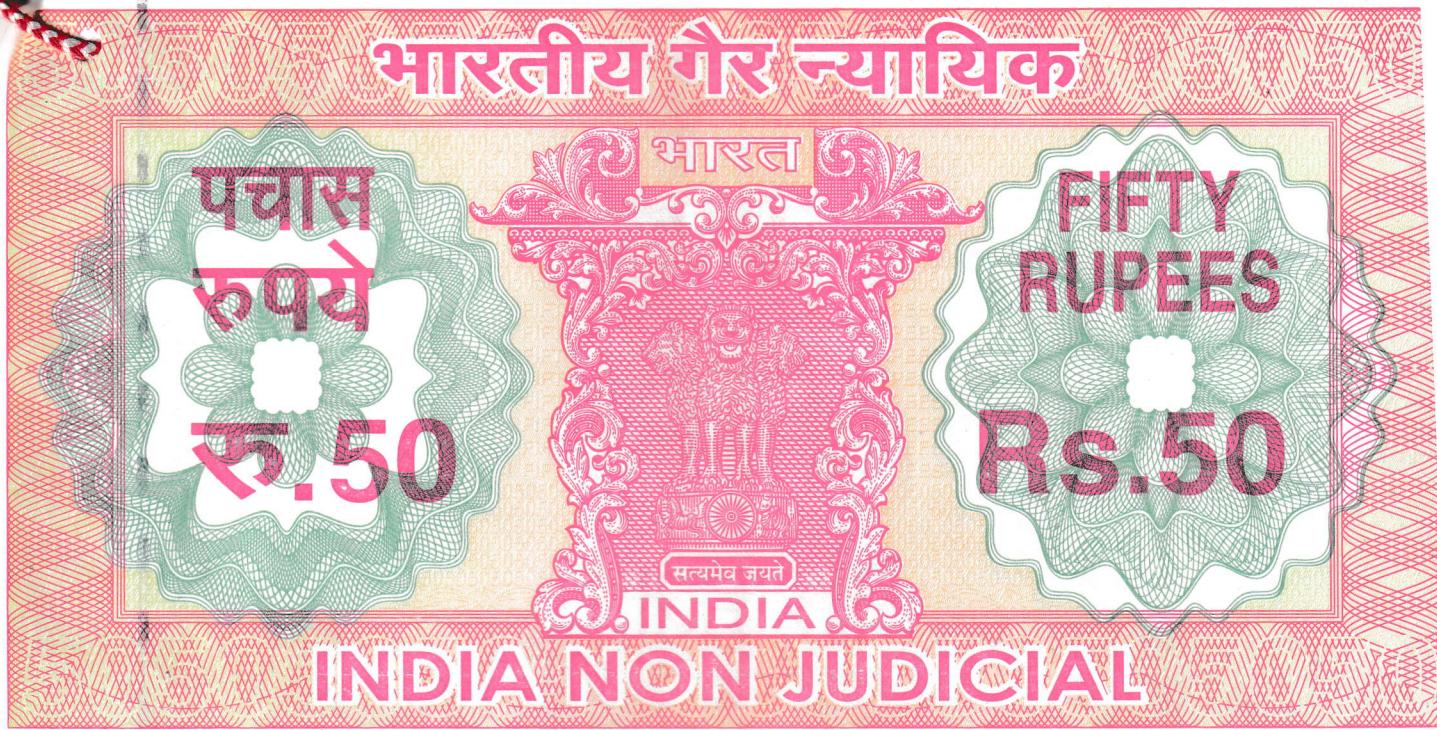
Joy Joseph
Authorised Signatory



Sowparnika Projects and Infrastructure Pvt. Ltd.

LAILA S. S.
PATTOM VENDOR

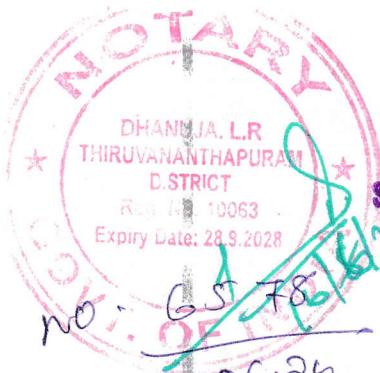




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CT 414908

4. Due to the aftermath of the covid pandemic and financial constraints, we have ceased construction activities and opted to De -register the project.
5. In the above named project, there are 44 number of apartments. Neither of the said units of the project have been sold nor any "Agreement of sale" has been executed with anyone and no amount has been collected from anyone so far.
6. I hereby attached the updated statements of the RERA collection account (Account No. 922020012405603) connected with the above projects.
7. I do hereby state and verify the contents of this affidavit are true and correct to the best of my knowledge, information and belief, no part of it is false and nothing material has been concealed there from.



Sowparnika Projects and Infrastructure Pvt. Ltd.

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

Joe
Authorised Signatory

Laila S.S.
LAILA S.S.
PATTOM VENDOR



भारतीय गैर न्यायिक

पचास

रुपये

₹.50

भारत

FIFTY

RUPEES

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

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CT 414909

I solemnly affirmed and signed at Thiruvananthapuram on the 18th day of June 2024.

For SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

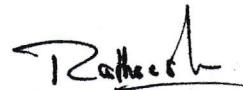

Deponent


Sworn to before me

Notary

Witness:

1. Ratheesh K.R.



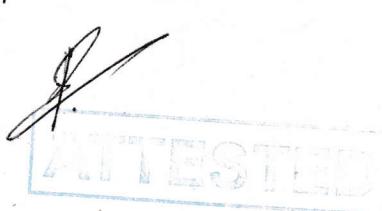
S/o K.P. Krishna Iyer

Murari Bhavan, Mamangalam P.O
Edapally Village, Ernakulam

2. Rinu Raj

S/o H.Raju

Rajasree, Aruvikkara P.O.
Irumba


NOTESTED

DHANUJA, L.R

Advocate & Notary

Roll No. K/1316/1999

TC. 82/6291, Near Triveni Nursing Home
Vanchiyoor, Thiruvananthapuram-35

Ph: 8543 67174

Email: dhantujaov@gmail.com

Sowparnika Projects and Infrastructure Pvt. Ltd.

DHANUJA, L.R.
VANANTHAPURAM
DISTRICT
Date: 28.9.2024

GST 9
Date: 28.9.2024

Rs : 50/-


LAILA S.S.
VANCHIYOR


NOTESTED

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S.No. 903 Vol. 95