KERALA REAL ESTATE REGULATORY AUTHORITY

Certificate of Extension of Registration of Real Estate Project

[This Extension of Registration is granted under Section 6 of the Real Estate (Regulation and Development) Act, 2016 to the following project under the project registration number and details as below]

1	Registration Number	K-RERA/PRJ/037/2021
2	Name of Project	SOWPARNIKA ELANIA
3	Address of Project(Site)	Village: CHETHIPPUZHA, Taluk: Changanassery, District: Kottayam, Pin: 686104
4	Name of Promoter	Sowparnika Projects & Infrasturcture Pvt Ltd
5	Registered address of Promoter	750 C Block, AECS Layout, KUNDALAHALLI, MARTHAHALLI, Taluk: Anekal, District: Bangalore, State: KARNATAKA, Pin: 560037
6	Communication address of the Promoter	VETTACULAM ARCADE, OPP MAR IVANIOUS COLLEGE MAIN GATE, NALANCHIRA, Taluk: THIRUVANANTHAPRUAM, District: Thiruvananthapuram, State: KERALA, Pin: 695015
7	Permit Number, Date and Issuing authority	C3-7878, 06/07/2017, Secretary
8	Date of Expiry of Permit	03/07/2020
9	Proposed date of Completion of Project	31/12/2025
10	Date of Issue of first Registration	11/06/2021
11	Date of Issue of extension of Registration	10/02/2025
12	Date of Expiry of extended Registration	31/12/2025

This registration is issued for the above mentioned project subject to the terms and conditions as stipulated in Schedule II overleaf.

Digitally Signed By PRADEEPKUMAR PARAMESWARAN NAIR (KARAKKAMANDAPAM NEMOM P O \)
Date : 13-Feb-2025 15:43:48 IST

Secretary (Technical & Admn.)
Kerala Real Estate Regulatory Authority

Schedule II

TERMS AND CONDITONS

The registration for the Real Estate Project **SOWPARNIKA ELANIA** located at **Village: CHETHIPPUZHA, Taluk: Changanassery, District: Kottayam, Pin: 686104** and promoted by **Sowparnika Projects & Infrasturcture Pvt Ltd**) and bearing registration number with Kerala Real Estate Regulatory Authority as **K-RERA/PRJ/037/2021** and valid till **31/12/2025** is granted subject to the earlier terms and conditions of issue of registration (As per schedule I of Form C) and further on following terms and conditions:-

1. The promoter shall comply with all the provisions of the Act and the Rules and Regulations made thereunder
2. The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.
3. The promoter shall not seek further extension for registration of the real estate project in under any circumstances
4. The promoter shall ensure that the Agreement for Sale executed with the allottees adheres to the model format specified in Annexure A of Rule 10 of the Kerala Real Estate (Regulation & Development) Rules 2018, without any material alterations or deviations unless explicitly approved by K-RERA.
5. Extension order No. T1/OL/EX/081/2024 dated 10/02/2025 as per Section 6 of the Real Estate (Regulation and Development) Act, 2016 is annexed and the promoter shall comply the conditions therein.

If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary actions against the promoter including revoking the registration granted herein, as per the Act, Rules and Regulations made thereunder:

Place: **Thiruvananthapuram**
Date: **13/02/2025**

Sd/-
Secretary (Technical & Admn.)
Kerala Real Estate Regulatory Authority