



KERALA REAL ESTATE REGULATORY AUTHORITY

**Trinity Centre, Opposite Chaithanya Eye Hospital,
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004**

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Phone: 94976 80600

Present: Sri.PH Kurian Chairman.

No. T1/OL/EX/080/2024

Dated 10th February, 2025.

Applicant: M/s Sowparnika Projects & Infrastructure Pvt Ltd
750 C Block, AECS Layout,
AECS Layout, Kundalahalli,
Marthahalli, Anekal, Bangalore,
Karnataka – 560 037.

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Sowparnika Seychelles**' promoted by '**M/s. Sowparnika Projects & Infrastructure Pvt Ltd**' as per the Certificate No. **K-RERA/PRJ/036/2021** dated **28.01.2021** under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration valid up to 30.06.2024. The extension of registration for six months notified under the general order No. K-RERA/T3/102/2020 dated 15.05.2020, in connection with the Covid pandemic has added to this project at the time of initial registration. . The registration has extended for a further period of six months, as per the general order No. K-RERA/T3/102/2020 dated 19.07.2021, issued in connection with the Covid pandemic and the registration renewed up to 31.12.2024.

2. The promoter has filed a formal application for the extension of registration of the project for one year from 01.01.2025 in Form No. E with the required fee of Rs. 2,38,746/- (Rupees Two lakh thirty eight thousand seven hundred and forty six only). As per the proviso to Section 6 of the Act, 2016 the Authority may in reasonable circumstances, without 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 time as it considers necessary, which shall, in aggregate, not exceed a period of one year.
3. Accordingly, as per the direction of the Authority, Sri. Ratheesh K R, Senior Manager Operations and Sri. Pranav P Nair, Legal officer of the promoter company, attended the hearing conducted on 17.12.2024 with the technical wing of the Authority. As per the affidavit submitted by the promoter, the physical progress of work is shown as 91% and the allottees have been informed the need to form the owners association. But majority of the allottees prefer to form an association while executing their sale deeds. Out of 149 units 148 units were booked or sold. The building permit is valid up to 24.09.2023. The copy of the application for the extension of building permit submitted before the Local Self Govt. Institution is also filed by the promoter.
4. Considering the above facts and circumstances of the case, the Authority by exercise the powers conferred under section 6 of the Act, 2016 read with rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018, decided to extend the registration of the real estate project '**Sowparnika Seychelles**' from 01.01.2025 to 31.12.2025 with the following conditions.

- i. The extended period shall not affect on any of the rights of the existing allottees envisaged in 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 upload the same in the 'web portal' of K-RERA.
- iv. The promoter shall also transfer / hand over the common area and the documents pertaining to the project to the Association of allottees, after the completion of the project as promised to the allottees.
- v. After the completion of the project Form No. 6 shall be uploaded by the promoter in the web portal of K-RERA.

Sd/-

P H Kurian
Chairman

True Copy/Forwarded by/Order



Secretary (Technical & Administration)

Copy to- M/s. Sowparnika Projects & Infrastructure Pvt Ltd,
Vettakulam Arcade,
Opp Mar Ivanious Collage Main Gate,
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Kerala 695015

