**KERALA REAL ESTATE REGULATORY AUTHORITY**

# Certificate of Registration
## of Real Estate Project

[This Registration is granted under Section 5 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/009/2022 |
| 2 | Name of Project | SOWPARNIKA RIVER VIEW GARDENS PHASE 1 |
| 3 | Address of Project (Site) | THRIKKANAPURAM, THIRUVANANTHAPURAM |
| 4 | Name of Promoter | M/S SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT LTD |
| 5 | Registered address of Promoter | NO.750, I$^{ST}$ MAIN ROAD, ACES LAYOUT, KAUNDALAHALLI, KARNATAKA, BANGALURU 560037 |
| 6 | Communication address of the Promoter | VETTAKULAM ARCADE, OPP MAR IVANIOUS COLLEGE MAIN GATE, NALANCHIRA, TRIVANDRUM, KERALA - 695015 |
| 7 | Local body in which the project is proposed | THIRUVANANTHAPURAM CORPORATION |
| 8 | Extent of Land (in Sq.m.) | 1214 Sq.m |
| 9 | Permit Number, Date and Issuing authority | NE1/BA/73/2014 DATED 27/03/2014 SECRETARY - THIRUVANANTHAPURAM CORPORATION |
| 10 | Date of Expiry of Permit | VALID UPTO 26-03-2017 (Affidavit submitted as per public notice- K-RERA/T3/102/2020 (1) dated 06-01-2021) |
| 11 | Proposed date of Completion of Project | 30/06/2022 |
| 12 | Date of Issue of Registration | 04/02/2022 |
| 13 | Date of Expiry of Registration | VALID UPTO 30/06/2022 |

This registration is issued for the above-mentioned project subject to the terms and conditions as stipulated in Schedule 1 overleaf. This is the *registration certificate issued with revised timeline* as per order No: K-RERA/T3/102/2020 dated 15/05/2020, extending the date of completion of project and date of expiry of registration by 6 months.

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

(Office Seal)

## Schedule 1
## TERMS AND CONDITONS

The registration for the Real Estate Project **SOWPARNIKA RIVER VIEW GARDENS PHASE 1** located at **THRIKKANAPURAM, THIRUVANANTHAPURAM** promoted by **M/S SOWPARNIKA PROJECTS AND INFRASTRUCTURE PVT LTD** and bearing registration number with Kerala Real Estate Regulatory Authority as **K-RERA/PRJ/009/2022** and valid till **30/06/2022** is granted subject to the following terms and conditions:

1. The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of the rules;

2. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Section 17 of the Act;

3. The promoter shall deposit seventy percent of the amounts realized from the allottees by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost, and is to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of Section 4 of the Act;

4. The registration shall be valid for a period commencing from **04/02/2022** and ending with **30/06/2022** unless Renewed by the Real Estate Regulatory Authority in accordance with Rule 7 read with Section 6 of the Act;

5. This registration shall be valid till the date of expiry of registration, subject to the condition that the validity of permit is extended till that date. Further, on expiry of the permit, this registration shall stand automatically repealed.

6. The promoter shall comply with the provisions of the Act and the Rules and Regulations made there under;

7. 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.

8. The Promoter shall upload the project in the K-RERA Web portal with all supporting documents within one month.

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: 04.02.2022

(Office Seal)

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