



**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 29<sup>th</sup> July 2024**

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

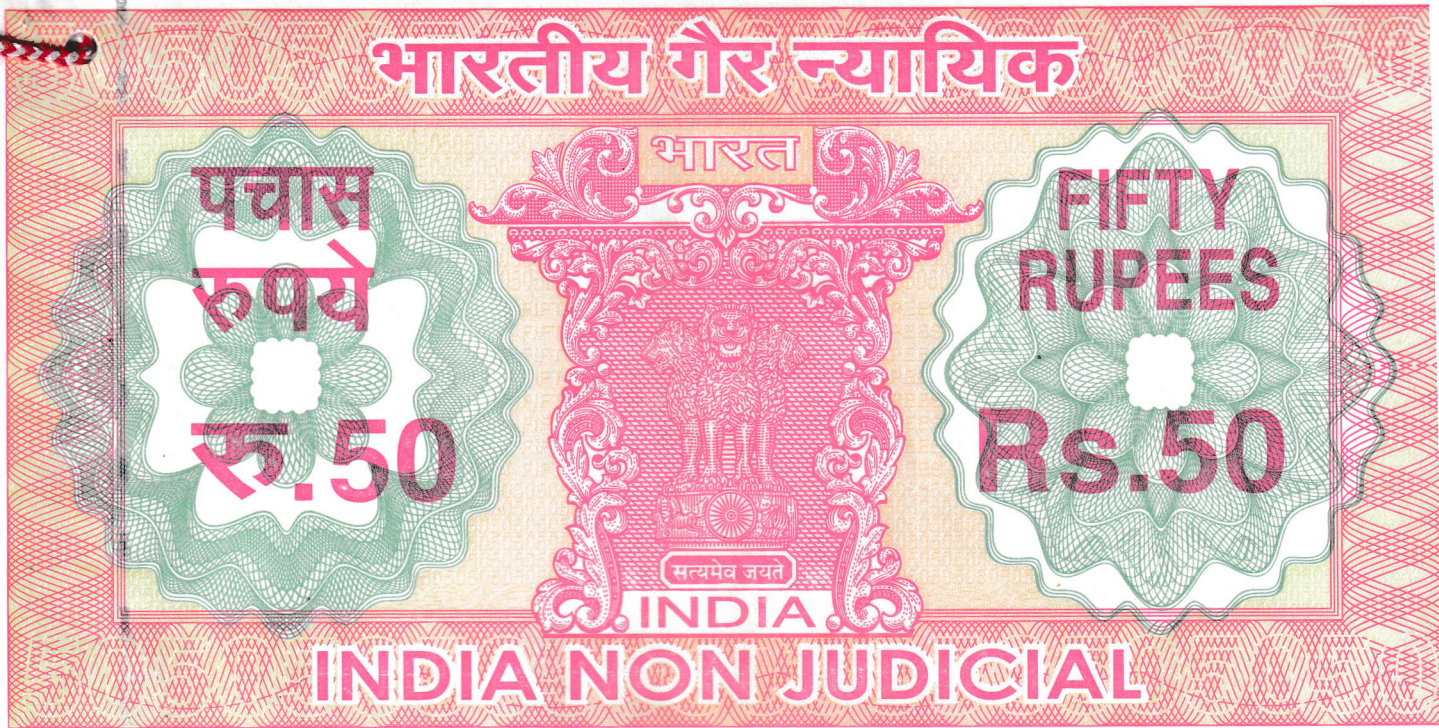
1. M/s Sowparnika Projects & Infrastructure Pvt Ltd applied for the registration of the project '**Sowparnika Signature Tower**' located at Sreekariyam, Aakkulam Road, Cheruvakkal, Thiruvananthapuram District under Section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. 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)  
30/7/24





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CT 414906

### AFFIDAVIT

I, **JOJI JOSEPH** Promoter of M/s **SOWPARNIKA PROJECTS AND INFRASTRUCTURE PRIVATE LIMITED**, (PAN AAKCS9641L), 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.

*[Signature]*  
Authorised Signatory



**DHANUJA. L.R.**  
Advocate & Notary  
Roll No. K/1318/1999

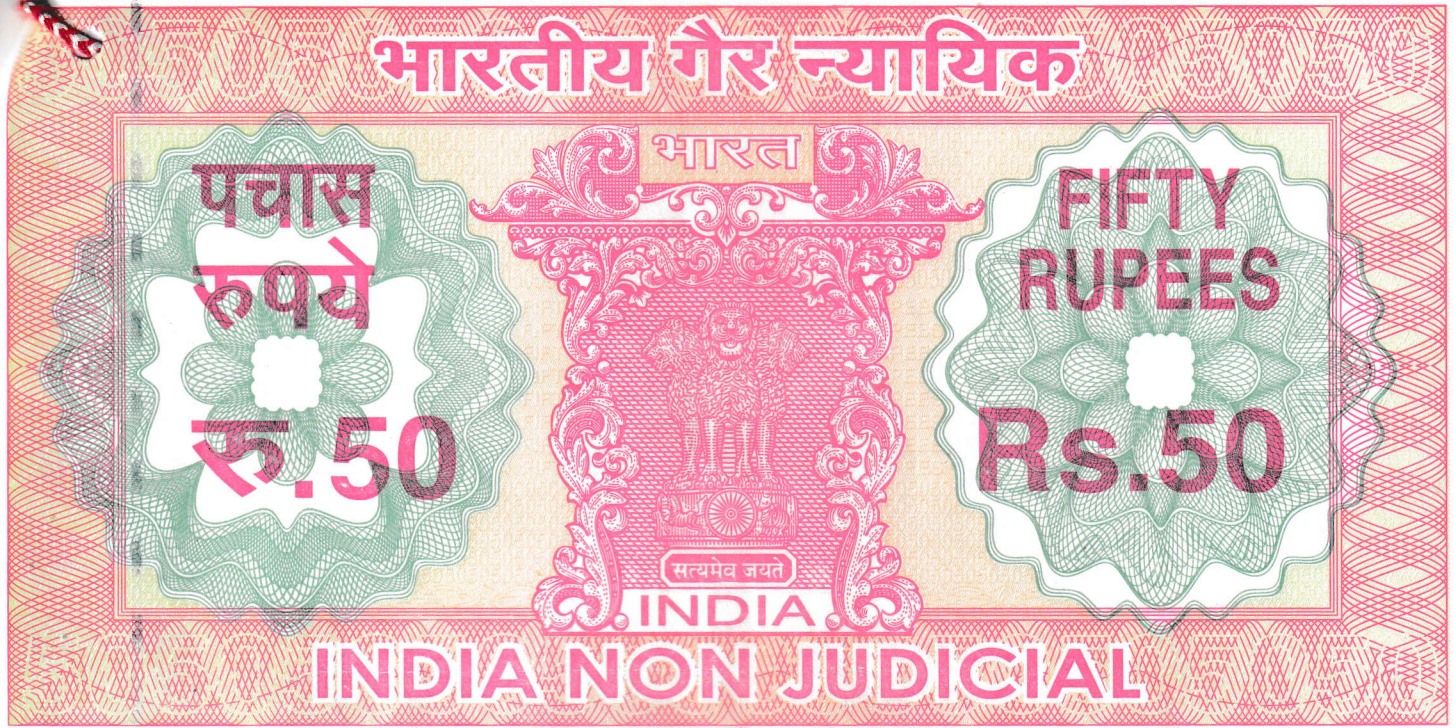
TC. 82/6291, Near Thiruvananthapuram  
Vanchiyoor, Thiruvananthapuram-35  
Ph. 8947587174  
Email: dhanujaady@gmail.com



No. 6576  
12-06-2024 res 50L

*[Signature]*  
LAILA S.S.  
PATTOM VENDOR





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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.

Authorised Signatory



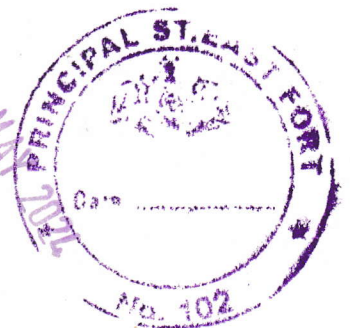
Sowparnika Projects and Infrastructure Pvt. Ltd.

no

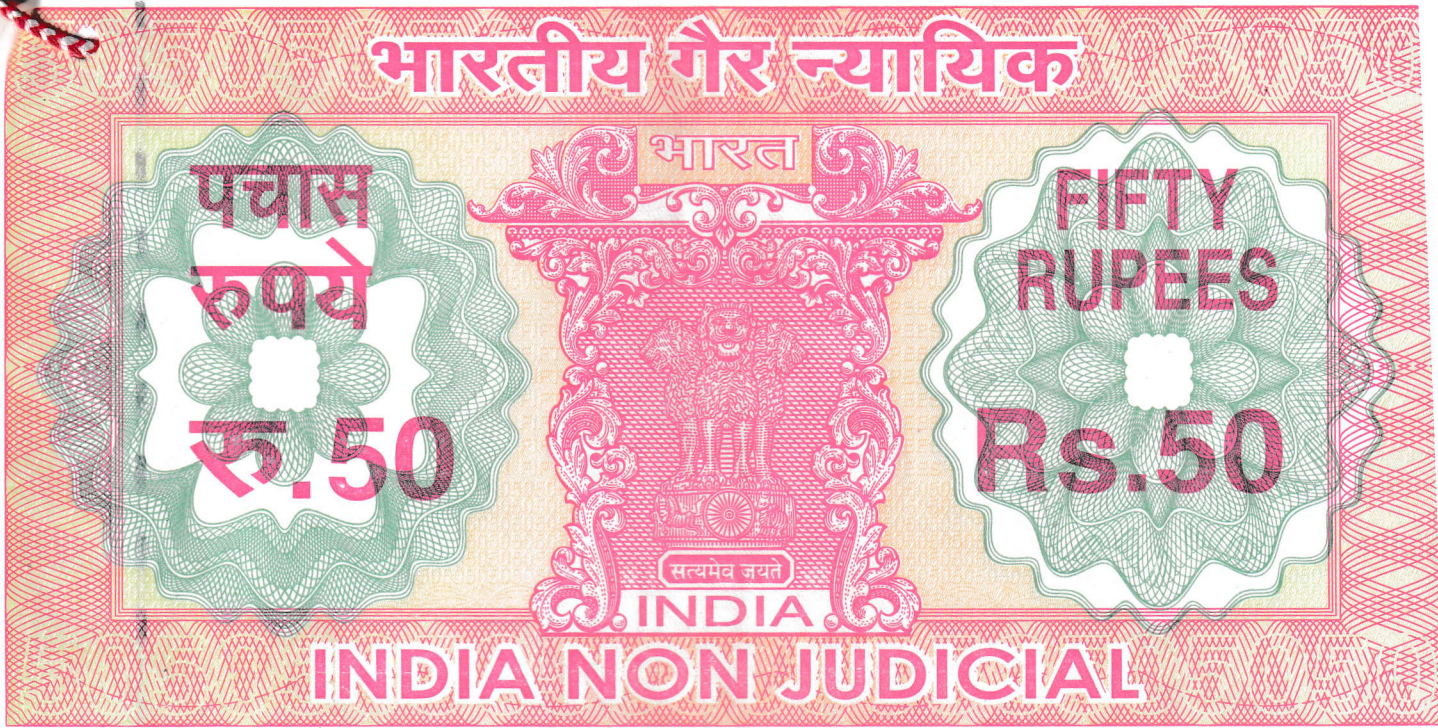
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Rs 50L

LAILA S.S.  
PATTOM VENDOR







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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.

*Joseph*  
Authorised Signatory

*Laila S.S.*  
LAILA S.S.  
PATTON VENDOR





भारतीय गैर न्यायिक

पचास  
रुपये

रु.50

भारत

FIFTY  
RUPEES

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

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I solemnly affirmed and signed at Thiruvananthapuram on the 18<sup>th</sup> 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

Sowparnika Projects and Infrastructure Pvt. Ltd.

ATTESTED

DHANUJA. L.R

Advocate & Notary

Roll No. K/1316/1999

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

Ph: 8545587174

Email: dhanuja.l.r@gmail.com

Rs : 50/-

LAILA S.S.  
SENIOR

PRINCIPAL SECRETARY  
2019

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