



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/199/2020
2	Name of Project	VISHRAAM SAROJ
3	Address of Project (Site)	SHORNUR ROAD, NAIKKANAL, THRISSUR -680001
4	Name of Promoter	VISHRAAM BUILDERS
5	Registered address of Promoter	GROUND FLOOR, 30/140/4, NEAR PUNKUNNAM POST OFFICE, THRISSUR -680002
6	Communication address of the Promoter	GROUND FLOOR, 30/140/4, NEAR PUNKUNNAM POST OFFICE, THRISSUR -680002
7	Local body in which the project is proposed	THRISSUR MUNICIPAL CORPORATION
8	Extent of Land (in Sq.m.)	1012 SQ.M
9	Permit Number, Date and Issuing authority	DW3/BA/418/18-19 DATED 21/05/2020 SECRETARY, THRISSUR MUNICIPAL CORPORATION
10	Date of Expiry of Permit	VALID UPTO 21/05/2023
11	Proposed date of Completion of Project	31/12/2026
12	Date of Issue of Registration	07/10/2020
13	Date of Expiry of Registration	VALID UPTO 31/12/2026

This registration is issued for the above mentioned project subject to the terms and conditions as stipulated in Schedule 1 overleaf.



(Office Seal)

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

Schedule 1

TERMS AND CONDITONS

The registration for the Real Estate Project VISHRAAM SAROJ located at SHORNUR ROAD, NAIKKANAL, THRISSUR -680001 and promoted by VISHRAAM BUILDERS AND DEVELOPERS PVT LTD and bearing registration number with Kerala Real Estate Regulatory Authority as K-RERA/PRJ/199/2020 and valid till 31/12/2026 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 07/10/2020 and ending with 31/12/2026 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.

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: 07.10.2020



(Office Seal)

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