



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/116/2020
2	Name of Project	GREEN VIEWS VILLAS
3	Address of Project (Site)	KAVINPURAM JUNCTION, NEAR PULIYARAKONAM, PULIYARAKONAM P.O,
4	Name of Promoter	CHOTHYS BUILDING PROMOTERS PVT LTD
5	Registered address of Promoter	9/176, CHOTHYS BHAVAN, KOTTAMAM, DHANUVACHAPURAM P.O PIN: 695503
6	Communication address of the Promoter	TC 71/2575, ENTRANCE TO CHALAI ROAD, KILLIPPALAM, THIRUVANANTHAPURAM - 695036
7	Local body in which the project is proposed	VILAPPIL GRAMA PANCHAYAT, TRIVANDRUM
8	Extent of Land (in Sq.m.)	9787 SQ.M
9	Permit Number, Date and Issuing authority	DEVELOPMENT PERMIT NO: A4-1784/17 DATED 02/08/2017 SECRETARY, VILAPPIL PANCHAYAT, TRIVANDRUM BUILDING PERMIT DETAILS ATTACHED IN ANNEXURE
10	Date of Expiry of Permit	DEVELOPMENT PERMIT VALID UPTO 01/08/2020 BUILDING PERMIT EXPIRY DATES ATTACHED IN ANNEXURE
11	Proposed date of Completion of Project	28/02/2023
12	Date of Issue of Registration	18/06/2020
13	Date of Expiry of Registration	VALID UPTO 28/02/2023

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 **GREEN VIEWS VILLAS** located near **KAVINPURAM JUNCTION, NEAR PULIYARAKONAM ,PULIYARAKONAM P.O, TRIVANDRUM** and promoted by **CHOTHYS BUILDING PROMOTERS PVT LTD** and bearing registration number with Kerala Real Estate Regulatory Authority as **K-RERA/PRJ/116/2020** and valid till **28/02/2023** 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 (l) of sub-section (2) of Section 4 of the Act;
4. The registration shall be valid for a period commencing from **18/06/2020** and ending with **28/02/2023** 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: 18.06.2020



[Handwritten Signature]

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

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ANNEXURE TO CERTIFICATE OF REGISTRATION

OF REAL ESTATE PROJECT BEARING REGISTRATION NUMBER K-RERA/PRJ/116/2020

Permit Number & Date, issuing authority and date of expiry of Building Permits pertaining to the Real Estate project **GREEN VIEWS VILLAS** located at **KAVINPURAM JUNCTION, NEAR PULIYARAKONAM, PULIYARAKONAM P.O.**, and promoted by **CHOTHYS BUILDING PROMOTERS PVT LTD** and bearing registration number as

K-RERA/PRJ/116/2020 with the Kerala Regulatory authority are as under:

Sl No:	Building Permit Number & Date (As per Item No:9. of Registration Certificate)	Issuing Authority of Permit (As per Item No:9 of Registration Certificate)	Date of Expiry of Permit (As per Item No:10 of Registration Certificate)
1	A2-BA(334841)/2019 DATED 19/10/2019	SECRETARY, VILAPPIL GRAMA PANCHAYAT	VALID UPTO 21/11/2024
2	A3-9160-2019 DATED 24/12/2019		VALID UPTO 23/12/2024
3	A4-BA(192035)/2018 DATED 10/08/2018		VALID UPTO 19/08/2021
4	A3-9161-2019 DATED 30/12/2019		VALID UPTO 29/12/2024
5	A4-BA(243317)/2019 DATED 02/08/2019		VALID UPTO 26/08/2022
6	A2-BA(335967)/2019 DATED 19/10/2019		VALID UPTO 23/11/2024
7	A2-BA(335969)/2019 DATED 19/10/2019		VALID UPTO 23/11/2024
8	A3-9162-2019 DATED 30/12/2019		VALID UPTO 29/12/2024
9	A4-BA(243257)/2019 DATED 02/08/2019		VALID UPTO 26/08/2022
10	A4-BA(192021)/2018 DATED 10/08/2018		VALID UPTO 19/08/2021
11	A4-BA(192031)/2018 DATED 10/08/2018		VALID UPTO 19/08/2021
12	A3-9163-2019 DATED 24/12/2019		VALID UPTO 23/12/2024
13	A4-BA(192023)/2018 DATED 10/08/2018		VALID UPTO 19/08/2021
14	A4-BA(243305)/2019 DATED 02/08/2019		VALID UPTO 26/08/2022



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