



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/326/2020
2	Name of Project	LORD KRISHNA CHURCH GATE -2
3	Address of Project (Site)	CHURCH GATE ROAD, NEAR SACRED HEART CHURCH, PERINCHERY, THRISSUR, KERALA -680306
4	Name of Promoter	LORD KRISHNA HOME MART PRIVATE LIMITED
5	Registered address of Promoter	19/114-1, MYTHREE ARCADE, POOTHOLE ROAD, POOTHOLE, THRISSUR, KERALA -680004
6	Communication address of the Promoter	LORD KRISHNA HOUSE, BUILDING NO 12/538/A, SOUTH AMMAN KOVIL LANE, M G ROAD, POOTHOLE P.O, THRISSUR -680004
7	Local body in which the project is proposed	AVINISSERY GRAMA PANCHAYAT
8	Extent of Land (in Sq.m.)	2674 SQ.M
9	Permit Number, Date and Issuing authority	DEVELOPMENT PERMIT NO: A4-2697/2020 DATED 29/02/2020 + 10 NOS BUILDING PERMIT SECRETARY, AVINISSERY GRAMA PANCHAYAT BUILDING PERMIT DETAILS ATTACHED AS ANNEXURE
10	Date of Expiry of Permit	DEVELOPEMENT PERMIT VALID UPTO 28/02/2025 BUILDING PERMIT EXPIRY DATES ATTACHED IN ANNEXURE
11	Proposed date of Completion of Project	28/05/2025
12	Date of Issue of Registration	11/12/2020
13	Date of Expiry of Registration	VALID UPTO 28/05/2025

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




Deputy Director (Technical)
In Charge of Secretary (Technical & Admn:)
Kerala Real Estate Regulatory Authority

Schedule 1

TERMS AND CONDITONS

The registration for the Real Estate Project **LORD KRISHNA CHURCH GATE -2** located at **CHURCH GATE ROAD, NEAR SACRED HEART CHURCH, PERINCHERY, THRISSUR, KERALA -680306** and promoted by **LORD KRISHNA HOME MART PRIVATE LIMITED** and bearing registration number with Kerala Real Estate Regulatory Authority as **K-RERA/PRJ/326/2020** and valid till **28/05/2025** 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 **11/12/2020** and ending with **28/05/2025** 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: 11.12.2020



(Office Seal)


Deputy Director (Technical)
In Charge of Secretary (Technical & Adm.)
Kerala Real Estate Regulatory Authority

ANNEXURE TO CERTIFICATE OF REGISTRATION
OF REAL ESTATE PROJECT BEARING REGISTRATION NUMBER K-RERA/PRJ/326/2020

Permit Number & Date, issuing authority and date of expiry of Building Permits pertaining to the Real Estate project **LORD KRISHNA CHURCH GATE -2** located at **CHURCH GATE ROAD, NEAR SACRED HEART CHURCH, PERINCHERY, THRISSUR, KERALA -680306** and promoted by **LORD KRISHNA HOME MART PRIVATE LIMITED** and bearing registration number as **K-RERA/PRJ/326/2020** 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) VALID UPTO
1	A4/4657/2020 DATED 29/05/2020	SECRETARY, AVINISSERY GRAMA PANCHAYAT	28/05/2025
2	A4/4297/2020 DATED 17/07/2020		16/07/2025
3	A4/4296/2020 DATED 17/07/2020		16/07/2025
4	A4/4295/2020 DATED 29/05/2020		28/05/2025
5	A4/4294/2020 DATED 17/07/2020		16/07/2025
6	A4/4293/2020 DATED 29/05/2020		28/05/2025
7	A4/4292/2020 DATED 17/07/2020		16/07/2025
8	A4/4291/2020 DATED 17/07/2020		16/07/2025
9	A4/4290/2020 DATED 17/07/2020		16/07/2025
10	A4/4289/2020 DATED 29/05/2020		28/05/2025



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