



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/144/2020
2	Name of Project	THE SERENE BAY BY FAVOURITE HOMES
3	Address of Project (Site)	MENAMKULAM, NEAR PUTHENTHOPPU, PACHAYAT OFFICE ROAD, CHITTATTUMUKKU P O, THIRUVANANTHAPURAM
4	Name of Promoter	M/S FAVOURITE CONSTRUCTIONS PRIVATE LIMITED
5	Registered address of Promoter	T.C.26/2469 (NEW 82/2336-2) STATUE-GENERAL HOSPITAL ROAD, STATUE, TRIVANDRUM-695001
6	Communication address of the Promoter	T.C.26/2469 (NEW 82/2336-2) STATUE-GENERAL HOSPITAL ROAD, STATUE, TRIVANDRUM-695001
7	Local body in which the project is proposed	KADINAMKULAM GRAMA PANCHAYAT
8	Extent of Land (in Sq.m.)	9903 SQ.M
9	Permit Number, Date and Issuing authority	DEVELOPMENT PERMIT NO : A2-BA(20058)/2019 BUILDING PERMIT EXPIRY DATES ATTACHED IN ANNEXURE
10	Date of Expiry of Permit	DEVELOPMENT PERMIT VALID UPTO 28/01/2022 BUILDING PERMIT EXPIRY DATES ATTACHED IN ANNEXURE
11	Proposed date of Completion of Project	31/07/2022
12	Date of Issue of Registration	11/08/2020
13	Date of Expiry of Registration	VALID UPTO 31/07/2022

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.



(Office Seal)

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

Schedule 1

TERMS AND CONDITONS

The registration for the Real Estate Project **THE SERENE BAY BY FAVOURITE HOMES** located at **MENAMKULAM, NEAR PUTHENTHOPPU PACHAYAT OFFICE ROAD, CHITTATTUMUKKU P O, THIRUVANANTHAPURAM** and promoted by **M/S FAVOURITE CONSTRUCTIONS PRIVATE LIMITED** and bearing registration number with Kerala Real Estate Regulatory Authority as **K-RERA/PRJ/144/2020** and valid till **31/07/2022** 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 **11/08/2020** and ending with **31/07/2022** 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.

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: 11.08.2020



(Office Seal)

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

ANNEXURE TO CERTIFICATE OF REGISTRATION
OF REAL ESTATE PROJECT BEARING REGISTRATION NUMBER K-RERA/PRJ/144/2020

Permit Number & Date, issuing authority and date of expiry of Building Permits pertaining to the Real Estate project **THE SERENE BAY BY FAVOURITE HOMES** located at **MENAMKULAM, NEAR PUTHENTHOPPU PACHAYAT OFFICE ROAD, CHITTATTUMUKKU P O, THIRUVANANTHAPURAM** and promoted by **M/S FAVOURITE CONSTRUCTIONS PRIVATE LIMITED** and bearing registration number as **K-RERA/PRJ/144/2020** with the Kerala Regulatory authority are as under:

PLOT 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(74389)/2019 DATED 07/03/2019	SECRETARY, KADINAMKULAM GRAMA PANCHAYAT	09/04/2022
2	A2-BA(74421)/2019 DATED 07/03/2019		09/04/2022
3	A2-BA(74432)/2019 DATED 07/03/2019		09/04/2022
4	A2-BA(74440)/2019 DATED 06/03/2019		09/04/2022
5	A2-BA(74463)/2019 DATED 06/03/2019		09/04/2022
6	A2-BA(74472)/2019 DATED 07/03/2019		09/04/2022
7	A2-BA(74497)/2019 DATED 06/03/2019		09/04/2022
8	A2-BA(74508)/2019 DATED 07/03/2019		09/04/2022
9	A2-BA(74513)/2019 DATED 07/03/2019		09/04/2022
10	A2-BA(74548)/2019 DATED 07/03/2019		09/04/2022
11	A2-BA(75766)/2019 DATED 07/03/2019		11/04/2022
12	A2-BA(75759)/2019 DATED 07/03/2019		11/04/2022
13	A2-BA(75867)/2019 DATED 07/03/2019		11/04/2022
14	A2-BA(75757)/2019 DATED 07/03/2019		11/04/2022
15	A2-BA(75748)/2019 DATED 07/03/2019		11/04/2022
16	A2-BA(75733)/2019 DATED 07/03/2019		11/04/2022
17	A2-BA(75721)/2019 DATED 07/03/2019		11/04/2022
18	A2-BA(82479)/2019 DATED 07/03/2019		28/04/2022
19	A2-BA(75712)/2019 DATED 07/03/2019		11/04/2022
20	A2-BA(75703)/2019 DATED 06/03/2019		11/04/2022
21	A2-BA(75675)/2019 DATED 06/03/2019		11/04/2022
22	A2-BA(80834)/2019 DATED 07/03/2019		25/04/2022
23	A2-BA(80833)/2019 DATED 07/03/2019		25/04/2022

24	A2-BA(80830)/2019 DATED 06/03/2019	SECRETARY, KADINAMKULAM GRAMA PANCHAYAT	25/04/2022
25	A2-BA(80827)/2019 DATED 07/03/2019		25/04/2022
26	A2-BA(80825)/2019 DATED 06/03/2019		25/04/2022
27	A2-BA(80822)/2019 DATED 06/03/2019		25/04/2022
28	A2-BA(80817)/2019 DATED 07/03/2019		25/04/2022
29	A2-BA(80815)/2019 DATED 07/03/2019		25/04/2022
30	A2-BA(80811)/2019 DATED 06/03/2019		25/04/2022
31	A2-BA(80809)/2019 DATED 07/03/2019		25/04/2022
32	A2-BA(80808)/2019 DATED 07/03/2019		25/04/2022
33	A2-BA(80806)/2019 DATED 07/03/2019		25/04/2022
34	A2-BA(80804)/2019 DATED 07/03/2019		25/04/2022
35	A2-BA(80799)/2019 DATED 07/03/2019		25/04/2022
36	A2-BA(80603)/2019 DATED 07/03/2019		25/04/2022

J.P. Basanthi

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



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