



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/269/2020
2	Name of Project	WELKIN VILLAS
3	Address of Project (Site)	WELKIN VILLAS , KAROOR P.O, PALA, KOTTAYAM
4	Name of Promoter	PONMANKAL HOMES
5	Registered address of Promoter	PONMANKAL HOMES, THELLAKOM P.O, KOTTAYAM - 686630
6	Communication address of the Promoter	PONMANKAL HOMES, THELLAKOM P.O, KOTTAYAM - 686630
7	Local body in which the project is proposed	KAROOR GRAMA PANCHAYAT
8	Extent of Land (in Sq.m.)	13345 SQ.M
9	Permit Number, Date and Issuing authority	DEVELOPMENT PERMIT LETTER NO: A4-1033/2018 DATED 13/07/2018 SECRETARY, KAROOR GRAMA PANCHAYAT BUILDING PERMIT DETAILS ATTACHED IN ANNEXURE
10	Date of Expiry of Permit	DEVELOPEMENT PERMIT VALID UPTO 27/06/2021 BUILDING PERMIT EXPIRY DATES ATTACHED INANNEXURE
11	Proposed date of Completion of Project	30/06/2028
12	Date of Issue of Registration	19/11/2020
13	Date of Expiry of Registration	VALID UPTO 30/06/2028

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 **WELKIN VILLAS** located at **KAROOR P.O, PALA, KOTTAYAM** and Promoted by **PONMANKAL HOMES** and bearing registration number with Kerala Real Estate Regulatory Authority as **K-RERA/PRJ/269/2020** and valid till **30/06/2028** 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 **19/11/2020** and ending with **30/06/2028** 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: 19.11.2020



(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/269/2020

Permit Number & Date, issuing authority and date of expiry of Building Permits pertaining to the Real Estate project **WELKIN VILLAS** located at **KAROOR P.O, PALA, KOTTAYAM** and promoted by **PONMANKAL HOMES** and bearing registration number a **K-RERA/PRJ/269/2020** with the Kerala Regulatory authority are as under:

VILLA 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-BA(233167)/2018 (CLUB HOUSE) DATED 28/09/2018	SECRETARY, KAROOR GRAMA PANCHAYAT	27/09/2021
2	A4-BA(286237)/2019 DATED 15/10/2019		14/10/2022
3	A4-3495/2019 DATED 23/10/2019		22/10/2022
4	A4-BA(286293)/2019 DATED 15/10/2019		14/10/2022
5	A4-BA(286325)/2019 DATED 15/10/2019		14/10/2022
6	A4-BA(286375)/2019 DATED 15/10/2019		14/10/2022
7	A4-BA(286473)/2019 DATED 15/10/2019		14/10/2022
8	A4-BA(286495)/2019 DATED 15/10/2019		14/10/2022
9	A4-BA(286533)/2019 DATED 15/10/2019		14/10/2022
10	A4-BA(347205)/2019 DATED 07/12/2019		06/12/2022
11	A4-BA(347209)/2019 DATED 07/12/2019		06/12/2022
12	A4-BA(347211)/2019 DATED 07/12/2019		06/12/2022
13	A4-BA(11918)/2019 (GYM) DATED 18/01/2019		17/01/2022
14	A4-BA(347077)/2019 DATED 07/12/2019		06/12/2022
15	A4-BA(347079)/2019 DATED 07/12/2019		06/12/2022
16	A4-BA(347081)/2019 DATED 07/12/2019		06/12/2022
17	A4-BA(347085)/2019 DATED 07/12/2019		06/12/2022
18	A4-BA(347099)/2019 DATED 07/12/2019		06/12/2022
19	A4-BA(347101)/2019 DATED 07/12/2019		06/12/2022
20	A4-BA(347127)/2019 DATED 07/12/2019		06/12/2022
21	A4-BA(347129)/2019 DATED 07/12/2019		06/12/2022
22	A4-BA(347131)/2019 DATED 07/12/2019		06/12/2022
23	A4-BA(347247)/2019 DATED 07/12/2019		06/12/2022
24	A4-BA(347135)/2019 DATED 07/12/2019		06/12/2022
25	A4-BA(347203)/2019 DATED 07/12/2019		06/12/2022
26	A4-BA(346829)/2019 DATED 06/12/2019		05/12/2022
27	A4-BA(286403)/2019 DATED 15/10/2019		14/10/2022
28	A4-BA(347139)/2019 DATED 07/12/2019		06/12/2022



(Handwritten Signature)

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