



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/207/2020
2	Name of Project	LAVENDER BAY
3	Address of Project (Site)	NEAR THONNIKKA JUNCTION, KOLENCHERRY, ERNAKULAM - 682311
4	Name of Promoter	SYNTHITE INDUSTRIES PVT LTD
5	Registered address of Promoter	SYNTHITE INDUSTRIES PVT LTD, SYNTHITE VALLEY, KADAYIRUPPU, KOLENCHERRY
6	Communication address of the Promoter	SYNTHITE INDUSTRIES PVT LTD, SYNTHITE VALLEY, KADAYIRUPPU, KOLENCHERRY
7	Local body in which the project is proposed	AIKARANAD GRAMA PANCHAYAT
8	Extent of Land (in Sq.m.)	12615 SQ.M
9	Permit Number, Date and Issuing authority	DEVELOPMENT PERMIT NO: 8594/2017(75/16-17) DATED 03/04/2017 SECRETARY, AIKARANAD GRAMA PANCHAYAT BUILDING PERMIT DETAILS ATTACHED IN ANNEXURE
10	Date of Expiry of Permit	DEVELOPEMENT VALID UPTO 02/04/2020 (to be read with Govt circular no:RA1/168/2020-LSGD dated 07/05/2020) BUILDING PERMIT EXPIRY DATES ATTACHED IN ANNEXURE
11	Proposed date of Completion of Project	30/09/2022
12	Date of Issue of Registration	19/10/2020
13	Date of Expiry of Registration	VALID UPTO 30/09/2022

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)

[Signature]

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

Schedule 1
TERMS AND CONDITONS

The registration for the Real Estate Project **LAVENDER BAY** located Near **THONNIKKA JUNCTION, KOLENCHERRY, ERNAKULAM - 682311** and promoted **SYNTHITE INDUSTRIES PVT LTD** and bearing registration number with Kerala Real Estate Regulatory Authority as **K-RERA/PRJ/207/2020** and valid till **30/09/2022** 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 **19/10/2020** and ending with **30/09/2022** 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: 19.10.2020



(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/207/2020

Permit Number & Date, issuing authority and date of expiry of Building Permits pertaining to the Real Estate project **LAVENDER BAY** located at Near **THONNIKKA JUNCTION, KOLENCHERRY, ERNAKULAM - 682311** and promoted by **SYNTHITE INDUSTRIES PVT LTD** and bearing registration number a **KRERA/PRJ/207/2020** with the Kerala Regulatory authority are as under:

PLOT NO	Building Permit Number & Date	Issuing Authority of Permit (As per Item No:9 of Registration Certificate)	Date of Expiry of Permit Valid Upto
1	A4-BA(220450)/2018 DATED 18/09/2018	SECRETARY, AIKARANAD GRAMA PANCHAYAT	17/09/2021
2	A4-BA(220454)/2018 DATED 18/09/2018		17/09/2021
3	A4-BA(220459)/2018 DATED 18/09/2018		17/09/2021
4	A4-BA(220466)/2018 DATED 18/09/2018		17/09/2021
5	A4-BA(220474)/2018 DATED 18/09/2018		17/09/2021
6	A4-BA(220478)/2018 DATED 18/09/2018		17/09/2021
7	A4-BA(220482)/2018 DATED 18/09/2018		17/9/2021
8	A4-BA(220490)/2018 DATED 18/09/2018		17/09/2021
9	A4-BA(220494)/2018 DATED 18/09/2018		17/09/2021
10	A4-BA(220502)/2018 DATED 18/09/2018		17/09/2021
11	A4-BA(220506)/2018 DATED 18/09/2019		17/09/2021
12	SENIOR CLERK 1-BA (265218)/2018 DATED 13/11/2018		12/11/2021
13	A4-BA(220516)/2018 DATED 18/09/2018		17/09/2021
14	A4-BA(220520)/2018 DATED 18/09/2018		17/09/2021
15	A4-BA(220528)/2018 DATED 18/09/2018		17/09/2021
16	A4-BA(220534)/2018 DATED 18/09/2018		17/09/2021
17	A4-BA(220546)/2018 DATED 18/09/2018		17/09/2021

18	A4-BA(220550)/2018 DATED 18/09/2018	17/09/2021
19	A4-BA(220552)/2018 DATED 18/09/2018	17/09/2021
20	A4-BA(220558)/2018 DATED 18/09/2018	17/09/2021
21	A4-BA(220560)/2018 DATED 18/09/2018	17/09/2021
22	A4-BA(220614)/218 DATED 18/09/2018	17/09/2021
23	A4-BA(22618)/2018 DATED 18/09/2018	17/09/2021
24	A4-BA(220620)/2018 DATED 18/09/2018	17/09/2021
25	A4-BA(220626)/2018 DATED 18/09/2018	17/09/2021
26	A4-BA(220638)/2018 DATED 18/09/2018	17/09/2021
27	A4-BA(220640)/2018 DATED 18/09/2018	17/09/2021
28	A4-BA(220648)/2018 DATED 18/09/2018	17/09/2021
29	A4-BA(265223)/2018 DATED 13/11/2018	12/11/2021
30	A4-BA(220672)/2018 DATED 18/09/2018	17/09/2021
31	A2-788/20 (SL.NO.202/19-20) DATED 23/06/2020 (Club House)	22/06/2023
32	A2-787/20 (SL.NO.201/19-20) DATED 23/06/2020 (Electrical Room)	22/06/2023



(Office Seal)


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