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/TVM/017/2024
2	Name of Project	SFS CASABELLA
3	Address of Project(Site)	Village: KOWDIAR, Taluk: THIRUVANANTHAPRUAM, District: Thiruvananthapuram, Pin: 695028
4	Name of Promoter	SKYLINE FOUNDATIONS AND STRUCTURES PRIVATE LIMITED
5	Registered address of Promoter	350/2, NEAR HAMSA IOC SERVICE STATION, DHARMARAM COLLGE POST, HOSUR ROAD, Taluk: Anekal, District: Bangalore, State: KARNATAKA, Pin: 560029
6	Communication address of the Promoter	TC 9/871 (1), SKYLINE PLAZA, VELLAYAMBALAM, Taluk: THIRUVANANTHAPRUAM, District: Thiruvananthapuram, State: KERALA, Pin: 695010
7	Local body in which the project is proposed	Corporation of Thiruvananthapuram
8	Extent of Land (in Sq.m.)	1959.00
9	Permit Number, Date and Issuing authority	E10/BA/49994/2023, 14/11/2023, Secretary
10	Date of Expiry of Permit	13/11/2028
11	Proposed date of Completion of Project	31/07/2027
12	Date of Issue of Registration	18/01/2024
13	Date of Expiry of Registration	31/07/2027

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

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

Schedule 1

TERMS AND CONDITONS

The registration for the Real Estate Project **SFS CASABELLA** located at **Village: KOWDIAR, Taluk: THIRUVANANTHAPRUAM, District: Thiruvananthapuram, Pin: 695028** and promoted by **SKYLINE FOUNDATIONS AND STRUCTURES PRIVATE LIMITED** and bearing registration number with Kerala Real Estate Regulatory Authority as **K-RERA/PRJ/TVM/017/2024** and valid till **31/07/2027** 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 up to **31/07/2027** 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.
8.

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: **18/01/2024**

Sd/-
Secretary (Technical & Admn.)
Kerala Real Estate Regulatory Authority