ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

Karnataka Real Estate Regulatory Authority

FORM-C

[See sub-rule(1) of rule 6]

REGISTRATION CERTIFICATE OF PROJECT (COMPANY)

1. **This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project vide project acknowledgement number** ACK/KA/RERA/1251/308/PR/030223/006794 **dated** 03-02-2023 **under project registration number**

PRM/KA/RERA/1251/308/PR/150223/005723

Project details : SOULACE BY MODERN SPAACES, SURVEY NO.24/1, 24/2, 24/3, 24/4, 24/5, 24/6, 24/7, 25/2, 25/3, 32/1, 32/2, 32/3, 33/1, 33/2, 33/3, 33/4, 33/5, 33/6, 34/1, 34/2, 34/3, 36/

AT KADA AGRAHARA VILLAGE, SARJAPURA HOBLI,, ANEKAL, BENGALURU URBAN, KARNATAKA - 562125

(Name of the Firm or society or company or competant authority)

MODERN SPAACES VENTURES

having its registered office or principal place of business at

NEAR ASSET SERENE APARTMENT, SY.NO.73/2, CHAMBENAHALLI VILLAGE

DOMMASANDRA POST, SARJAPURA MAIN ROAD, BENGALURU URBAN, KARNATAKA - 562125

2. **This registration is granted subject to the following conditions, namely:-**

i. The promoter shall enter into an agreement for sale with the allottees as provided in rule 8A of the Karnataka Real Estate (Regulation & Development) Rules, 2017 and comply with the section 13 of the Act;

Any clauses in the AOS/Possession letter/Allotment letter that is not in accordance with the Act/Rules/Regulations are void ab initio;

ii. The promoter shall execute and register a conveyance deed in favour of the allottee and the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act;

iii. The promoter shall deposit seventy percent of the amounts realized by the promoter in a seperate escrow account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) and sub-section (2) of section 4 of the Act;

iv. The promoter shall comply with all the functions and duties as per section 11 of the Act and shall upload Quarterly status updates of the project within 30 days from the end of each quarter;

v. The project registration shall be valid for a period ending with 31-12-2024 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 of the Act read with rule 7 of these rules;

vi. The promoter shall comply with all the provisions of the Act and the rules and regulations made thereunder;

vii. 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.

3. **If the above mentioned conditions are not complied with the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.**

Signature Not Verified
Digitally signed by HANUMANALU CHAMIAH KISHORECHANDRA
Date: 2023.02.15 15:55:39 IST
Location: Bengaluru

Digitally Signed By
Kishore Chandra H.C, IPS(Retd.)
Chairman, Karnataka Real Estate Regulatory Authority

*Please scan the QR code to validate the authenticity of the certificate.

Project Approval Date: 15-02-2023

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