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/167/2026
2	Name of Project	ALLURE
3	Address of Project(Site)	Village: VATTAPPARA, Taluk: Nedumangad, District: Thiruvananthapuram, Pin: 695043
4	Name of Promoter	MIDHUN MARKOSE BUILDERS AND DEVELOPERS INDIA PVT LTD
5	Registered address of Promoter	TC-89/278-1 ,LALY DALE, VETTUCADU, TITANIUM, NEAR VEDUKADU CHURCH, Taluk: Thiruvananathapuram, District: Thiruvananthapuram, State: KERALA, Pin: 695021
6	Communication address of the Promoter	MIDHUNS PLAZA, NALUMUKKU, PATTOOR, NEAR HDFC BANK, Taluk: Thiruvananathapuram, District: Thiruvananthapuram, State: KERALA, Pin: 695024
7	Local body in which the project is proposed	KARAKULAM GRAMA PANCHAYAT
8	Extent of Land (in Sq.m.)	2669.00
9	Permit Number, Date and Issuing authority	B2-BA(48285)/2025, 07/02/2025, Secretary
10	Date of Expiry of Permit	22/03/2027
11	Proposed date of Completion of Project	31/12/2028
12	Date of Issue of Registration	25/10/2026
13	Date of Expiry of Registration	31/12/2028

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

Pradeep R

Digitally signed by Pradeep R
Date: 2026.10.26 12:24:25 +05'30'

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

Schedule 1

TERMS AND CONDITIONS

The registration for the Real Estate Project **ALLURE** located at **Village: VATTAPPARA, Taluk: Nedumangad, District: Thiruvananthapuram, Pin: 695043** and promoted by **MIDHUN MARKOSE BUILDERS AND DEVELOPERS INDIA PVT LTD** and bearing registration number with Kerala Real Estate Regulatory Authority as **K-RERA/PRJ/TVM/167/2026** and valid till **31/12/2028** 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 up to **31/12/2028** 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.

8. The promoter shall ensure that the Agreement for Sale executed with the allottees adheres to the model format specified in Annexure A of Rule 10 of the Kerala Real Estate (Regulation & Development) Rules 2018, without any material alterations or deviations unless explicitly approved by K-RERA.

9.

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: **26/10/2026**

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