



**KERALA REAL ESTATE REGULATORY AUTHORITY**

**Trinity Centre, Opposite Chaithanya Eye Hospital,  
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004**

[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in) Email- [info.rera@kerala.gov.in](mailto:info.rera@kerala.gov.in)

Phone: 0471 3501012

Present: PH Kurian Chairman

**ORDER**

No. K-RERA/T1/OL/479/2021

Dated 8<sup>th</sup> May, 2023


Applicant /Promoter: M/s Malabar Developers Pvt Ltd,  
Building No. 501-O,  
Montana Estate,  
Paingottupuram,  
Peringolam PO,  
Kozhikkode -673 571.  
Email- [info@malabardevelopers.com](mailto:info@malabardevelopers.com)

1. M/s Malabar Developers Pvt Ltd, applied for the registration of the project '**Tulip Park**' at Kakooth, Perinthalmanna in Malappuram district under section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 28.01.2021 vide reference number **K-RERA/PRJ/047/2021**, under section 5 of the Act. The registration of the project was valid up to 30.09.2024.
2. The promoter of the project, **M/s Malabar Developers Pvt Ltd** has filed an application dated 16.12.2022 before the Authority requesting to cancel the registration of the project, stating that they are not in the position to execute the project. Hence, the Authority vide letter dated 10/02/2023 directed the promoter to submit a detailed affidavit in this regard.

3. Shri. Abdul Yashir Adiraja authorised by the promoter submitted an affidavit cum declaration dated 25.03.2023 in which it is declared that the project '**Tulip Park**' registered under the Kerala Real Estate Regulatory Authority was abandoned as it was not financially viable and the poor sale progress. In the affidavit they affirmed that four allottees had filed application for allotment in the project with a token application money and they were refunded by the promoter. They further affirmed that they will not advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot or villa or building in the project.
4. On the basis of the request and the affidavit filed by the promoter the Authority decided to approve the request for de-registering the abandoned project '**Tulip Park**', which was registered before the Authority vide reference No. **K-RERA/PRJ/047/2021**.
5. Accordingly, the webpage of the project in the portal of the Authority will be indicated with ABANDONED / DEREGISTERED project. The promoter is also debarred permanently from accessing the webpage of this project.

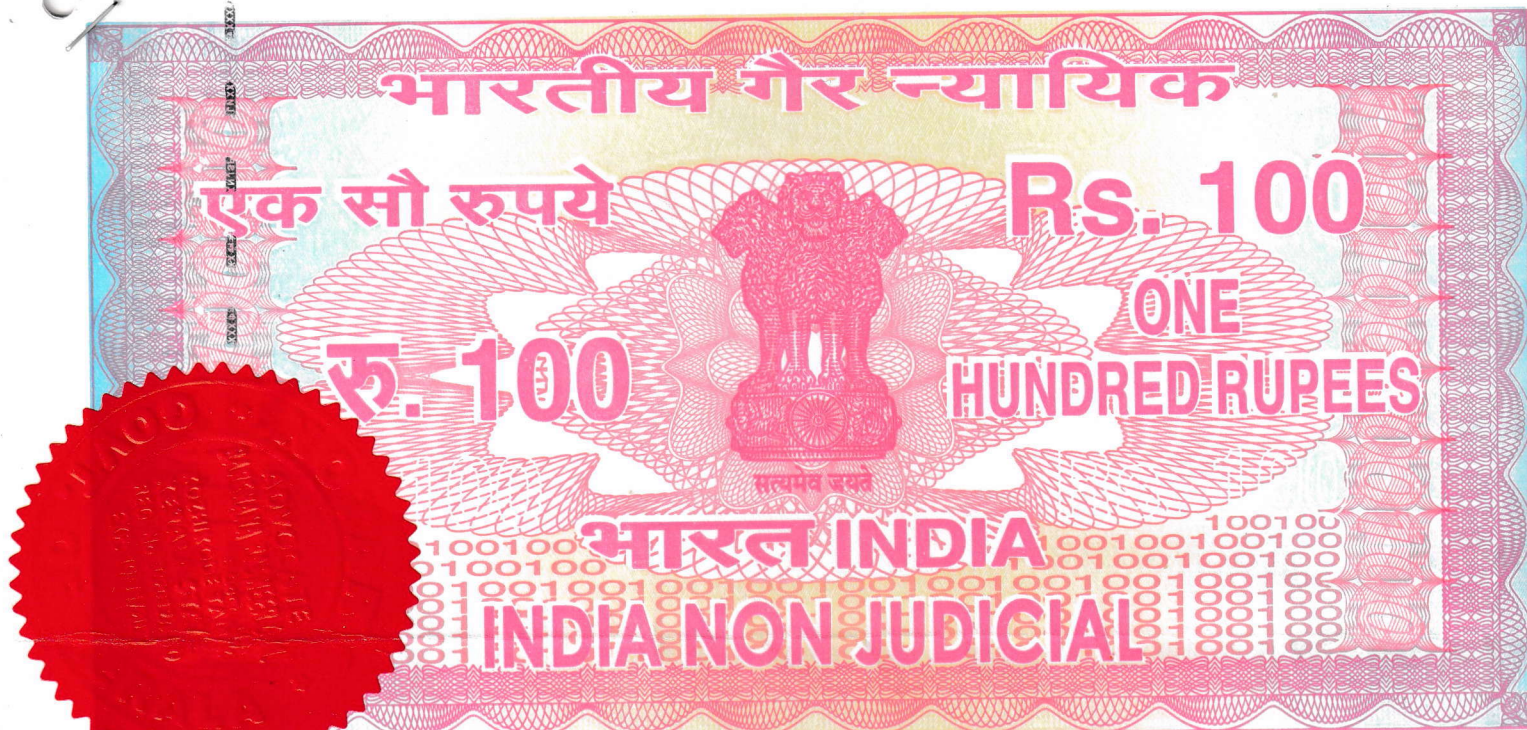
Sd/-  
P H Kurian  
Chairman

True Copy / Forwarded by / Order

  
Secretary (Technical and Administration)







केरल KERALA AFFIDAVIT CUM DECLARATION OF

DK 671762

Mr. Abdul Yashir Adiraja (Aadhaar no: 566802897776) S/o P K Kunhimammed, aged 45 Years, residing at, Adi Rajas, North Avenue, Kannur Road, Nadakkavu Post, 673011 duly authorized by the promoter, M/s Malabar Developers Pvt. Ltd. By way of Board Resolution Dated 29/10/2019.

644/23

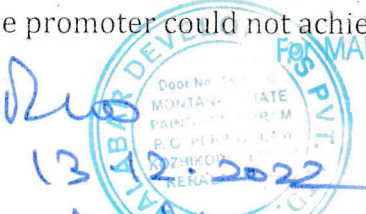
I, Mr. Abdul Yashir Adiraja, duly authoized by the promoter, M/s. Malabar Developers Pvt.Ltd. do hereby solemnly declare, undertake and state as under that:

1. The project titled "Tulip Park" is located Perinthalmanna, Malappuram District, for which development permit No. TP1 BA(265650)/2019 dated 22/06/2019 was issued by the Secretary, Perinthalmanna Municipality, Malappuram.

2. The aforesaid project "Tulip Park" has got registered under Kerala Real Estate Regulatory Authority vide Registration Number KRERA/PRJ/047/2021 dated 28.01.2021 and it is valid till 30.09.2024.

3. The promoter could not proceed with the project as it was not financially viable and the promoter could not achieve the sale as expected.

Attested by me at my office at Calicut on 25/3/2023



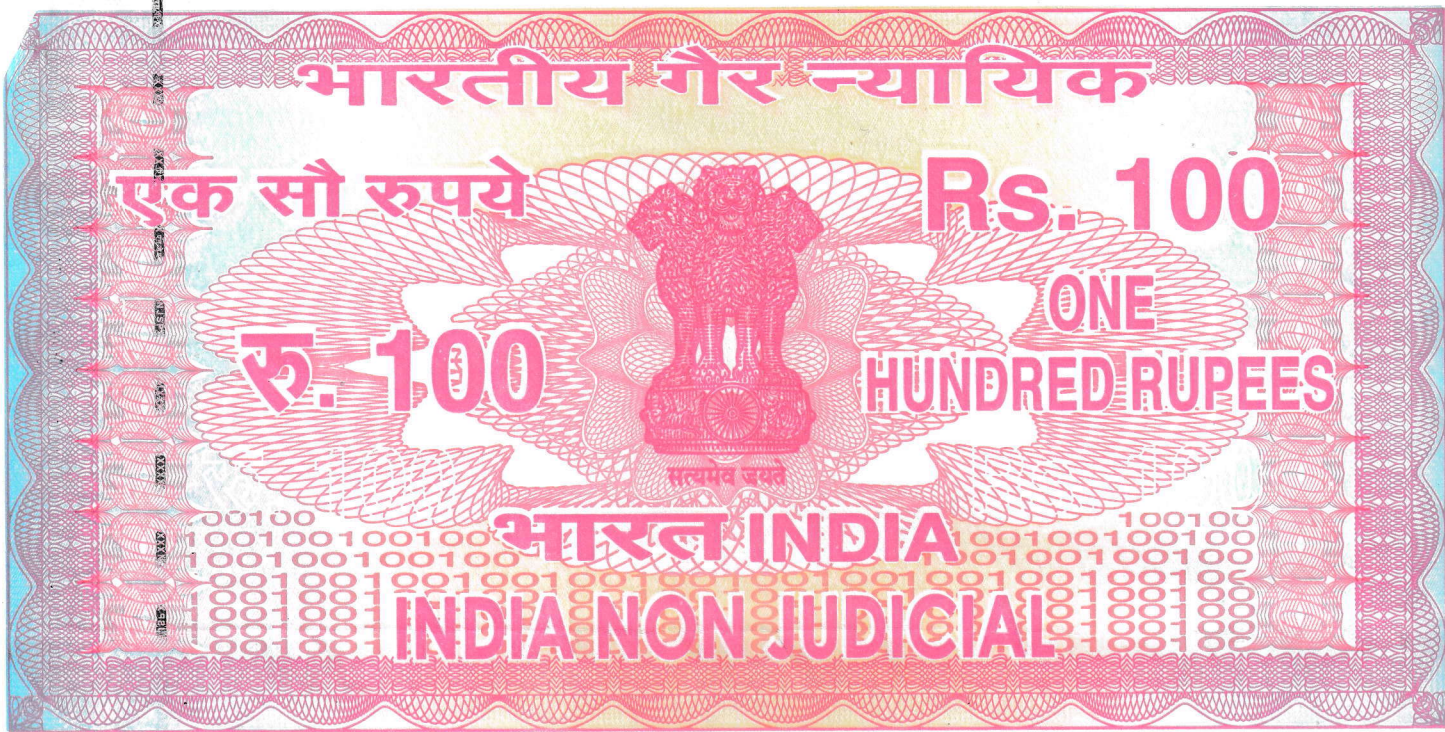
BARSHANA DASHEER, R.M. B.Com; LL.B. ADVOCATE & NOTARY (Kerala State) Roll No: 949/K/2004, Reg. No: 3/2017/KRD CALICUT-20, KERALA STATE

Authorised Signatory



No. 2688/2022  
Date: 25/3/2023  
Name: BABU JOHN, ACTING STAMP VENDOR PALAYAM JN. KALLAI ROAD, CALICUT





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DK 671761

4. There were Four (4) Allottees for the said project who had submitted application for allotment with a token application money. As we could not proceed with the said project the Promoter had refunded their application money.
5. Other than the above mention Allottees there are no other Allottees in the project as on this date.
6. The Promoter neither invites nor solicits any further application for allotment in the aforesaid Project.

That the Promoter will not advertise, market, sell or offer for sale or invite persons to invest in any manner in the aforesaid Project.

VERIFICATION

Authorised Signatory

The contents of my above Affidavit cum Declaration are true and correct to my knowledge and nothing material has been concealed by me therefrom.

Attested by me at my  
office at Calicut  
on.....

Verified by me at Calicut on this 18<sup>th</sup> day of March 2023

BARSHANA EASHEER. B.M.  
B.Com; LL.B  
ADVOCATE & NOTARY  
(Govt. of Kerala)  
Roll No: 949/K/2004, Reg. No: 3/2012/KKD  
CALICUT-20, KERALA STATE

This has been entered in the NOTARIAL  
REGISTER on Page No.....and  
as per the serial No.....545.....of 20.....23

No: 20081 Value.....  
Date:.....  
Name:.....  
BABU JOHN. ACTING  
STAMP VENDOR PALAYAM JN  
KALLAI ROAD, CALICUT

For MALABAR DEVELOPERS PVT. LTD.

Authorised Signatory  
2 DEC 2023