



KERALA REAL ESTATE REGULATORY AUTHORITY

Kesavadasapuram, Thiruvananthapuram - 695003.

www.rera.kerala.gov.in Email- info.rera@kerala.gov.in

Phone: 94976 80600

Present: P H Kurian, Chairman

ORDER

File No. T1/OL/051/2022

Dated 5th December, 2023

Applicant /Promoter: M/s Dream Flower Housing Projects Pvt Ltd
Door Number 49/1295E, Dreamflower,
Ponekkara Road, Edappally P.O,
Kanayannur, Eranakulam,
Kerala- 682 024

1. **M/s Dream Flower Housing Projects Pvt Ltd** applied for the registration of the project '**Dream Flower Valentia**' located at Kakkanad in Ernakulum District under section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 04.03.2022 vide reference number **K-RERA/PRJ/ERN/034/2022**, under section 5 of the Act. The registration of the project is valid up to 31.03.2024.

2. Now, the promoter of the project, 'M/s Dream Flower Housing Projects Pvt Ltd,' filed an application dated 30.09.2023 before the Authority, expressing their intention to discontinue the project. They also submitted an affidavit dated 25.09.2023 along with the application, in which the promoter declared that the project '**Dream Flower Valentia**,' registered under the Kerala Real Estate Regulatory Authority, was dropped due to various reasons beyond their control, including poor sale of units. The affidavit further affirmed that out of a total of sixteen apartments, only one unit had been sold. The sole allottee of the project has been settled fully and finally to their satisfaction. The allottee has provided consent for the deregistration of the project. Accordingly, the promoter has submitted a No Objection Certificate received from the allottee. The promoter also submitted the consent agreement of the project's landowner, Smt. Rosily Thomas, confirming that the landowner consents to the cancellation/deregistration of the aforementioned project and that the transaction is fully and finally settled to their satisfaction.
3. On the basis of the above, the Authority examined the application and affidavit filed by the promoter in detail and decided to approve the request for de-register the abandoned project '**Dream Flower Valentia**', which was registered before the Authority vide reference No. **K-RERA/PRJ/ERN/034/2022**.

4. 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. The Authority has further directed that the promoter must not advertise, market, or initiate the sale of the project after deregistering the project. If the promoter violates any of the provision of Section 3 of the Act, 2016, the Authority shall be constrained to impose a penalty as mandated under Section 59(1), without further notice.

Sd/-
P H Kurian
Chairman

True Copy / Forwarded by / Order



Secretary Technical and Administration *i/c*



കേരളം KERALA

ED 364410

**AFFIDAVIT FILED BEFORE THE KERALA REAL ESTATE REGULATORY
AUTHORITY BY A PROMOTER ON ACCOUNT OF AN APPLICATION FOR
CANCELLATION / DEREGISTRATION OF A REGISTERED REAL ESTATE
PROJECT.**

I, Priya A.S., Managing Director of 'M/s. Dream Flower Housing Projects Pvt Ltd' a company incorporated under the Companies Act, 1956 (No.1 of 1956) and the Company is limited, having office at Door No. 49/1295E, Dreamflower, Ponekkara Road, Edappally P.O, PIN-682024, being the promoter of the project 'Dreamflower Valentia' registered with the Kerala Real Estate Regulatory Authority vide registration No. K-RERA/PRJ/ERN/034/2022 do solemnly affirm, declare and undertake on oath as follows:-

1. I submit that I am duly authorised to swear this affidavit for and behalf of M/s. Dream Flower Housing Projects Pvt Ltd.

No. 13403 Date 25/9/23
Value of Rs. 100/-
Sold to Ponys-A.S.
to be linked with SL. No. Edappally.

PS



A. KRISHNAKUMAR
STAMP VENDOR
EDAPPALLY



കേരളം KERALA

ED 364411

2. I submit that my project has been registered before the Kerala Real Estate Regulatory Authority and the said registration is valid up to 31/03/2024.
3. The structural work of the building is completed. The aforesaid development done amounts to 52% (fifty two percentage) of total development activities to be done for completing the project.
4. The reason for the dropping of the project for the time being is the lack of sales due to poor demand in the location.

PS



No. 13406 Date 25/9/23

Value of Rs. 100

Sold to Ponys A.S.

to be linked with SL. No. Edappally

A. KRISHNAKUMAR
STAMP VENDOR
EDAPPALLY



5. *The project hereto is a joint venture with landowner Smt. Rosily Thomas, wife of V.P. Thomas, Vattoly (Kavalakkattu) House, Kaloor Desom, Kaloor (P.O.), Pincode-682017, Elamkulam Village, Kanayannur Taluk, Ernakulam District with whom I have executed a joint venture agreement with reference to the development of the said project. In furtherance of the application for cancellation/deregistration of the project, as the promoter I hereby confirm that I have received the consent of the landowner for cancellation/deregistration. The consent from the landowner is annexed hereto this affidavit.*
6. In the above-named project, there are total units of 16 (sixteen) apartments out of which only one unit of the project have been sold. The claims in respect of the project of the sole allottee have been settled fully and finally to their satisfaction. The sole allottee has given the consent for cancellation/deregistration of the project in due course. The no objection certificate from the sole allottee is annexed hereto this affidavit.
7. I hereby attached the updated statements of the designated bank accounts viz the **Master Collection Account** and the **Separate Account** connected with the above project.
8. I do hereby state and verify that the contents of this Affidavit are true and correct to the best of my knowledge, information and belief, no part of it is false and nothing material has been concealed there from.

I solemnly affirmed and signed at Edappally on the 25th day of September 2023.

Deponent

Name : Priya A.S
Managing Director

SWORN TO BEFORE ME

Jiby
25/09/2023

NOTARY

JIBY. G. J
ADVOCATE & NOTARY
CHAMBER No: 237
KHCAA CHAMBER COMPLEX
HIGH COURT BUILDINGS
KOCHI - 682 031, Mob: 9846189595



From

Dated: 08/11/2023

Priya A.S

Managing Director

M/s. Dream Flower Housing Projects Private Limited

Door number 49/1295E, Dream Flower, Chuttupadu Kara,
Edappally (P.O.), Pincode-682024, Ernakulam District

To

Kerala Real Estate Regulatory Authority

6th Floor, Trinity Centre, Opp. Chaithanya Eye Hospital,
TC No. 14/4354, Kesavadasapuram, Pattom P.O.,
Thiruvananthapuram - 695004.

Sir,

Sub : *Cancel and deregister of a registered real
estate project 'DREAM FLOWER VALENTIA'
Project Registration No. K-
RERA/PRJ/ERN/034/2022*

Ref : *Online hearing held at today 12.P.M*

Dear Sir

With reference to the online hearing, we hereby under take the following:

- 1. We will be deregistering the project DREAM FLOWER VALENTIA' Project Registration
No. K- RERA/PRJ/ERN/034/2022.*
- 2. We are applying for a fresh registration with the completion date of 30th December 2025.*
- 3. We undertake to pay the necessary fees as prescribed by K-RERA.*

*Kindly request you to do the needful and we hereby agree to complete the project on or before
time.*

Thank you for the all the understand, support and corporation.

Yours Faithfully

For Dream Flower Housing Projects Pvt. Ltd.

A.S. PRIYA

Managing Director

DREAM FLOWER HOUSING PROJECTS (P) LTD