



KERALA REAL ESTATE REGULATORY AUTHORITY

Keshavadasapuram, Thiruvananthapuram-695003.

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

Phone: 94976 80600

ORDER

T1/OL/028/2022

Dated 10th May 2024

Applicant /Promoter: M/s Asset Homes Private Limited
Asset Homes Pvt Ltd,Asset Centrale,XV/246C
NH Bypass,Kundanoor Jn, Maradu P.O
Kanayannur, Ernakulam, - 682304

1. M/s Asset Homes Pvt Ltd applied for the registration of the project 'Asset Alps' located at Puthupally in Kotayam District under Section 3 of the Real Estate (Regulation and Development) Act,2016 before this Authority. The Authority granted registration to the project on 02.03.2022 vide registration number **K-RERA/PRJ/KTM/031/2022**, under Section 5 of the Act,2016.The registration of the project is valid up to 30.06.2024.
2. Later on 06.02.2024, the Promoter submitted a request for de-registration of the above project, as the project is not developed yet. The Authority considered the request and directed the promoter to file an affidavit in Non-Judicial stamp paper as per the format of K-RERA. The promoter submitted an affidavit stating that the project has not been developed yet. They decided to launch this project 3 months ago. The RERA Registration is due on 30/06/2024. As the extension of registration is not possible they intend to de-register the project and register again.

As such, they are not cancelling the joint venture Agreement executed with the landowners. As per the affidavit, there are 15 Numbers of apartments in which 3 units has been booked, and all the allottees have been settled fully and finally to their satisfaction. No agreements have been executed with them only booking amount was collected from them. Allottees' no objection certificate was attached with the affidavit. Updated statements of the designated bank accounts viz, Master Collection Account and the Separate Account connected with the above project, a consent letter from the landowner Shri. Sunny C Chacko, Managing partner of M/s Kariali Homes for de-registration of the project and register the project again was submitted by the promoter along with the affidavit.

3. On the basis of the request and the affidavit filed by the promoter the Authority hereby decides to approve the request for de-registering the project 'Asset Alps, which was registered before the Authority vide reference No. K-RERA/PRJ/KTM/031/2022.
4. Accordingly, the webpage of the project in the portal of the Authority shall be indicated with Abandoned / De- Registered 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)





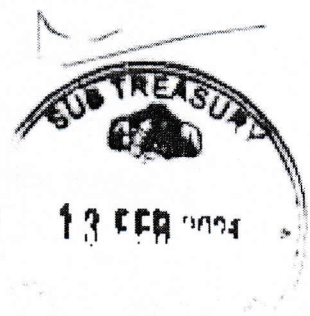
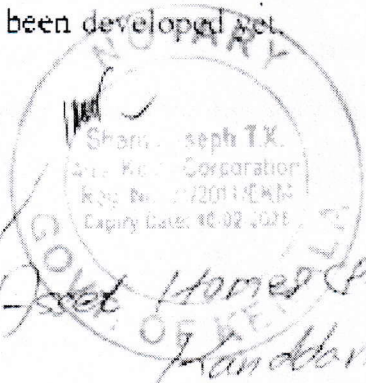
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CW 015829

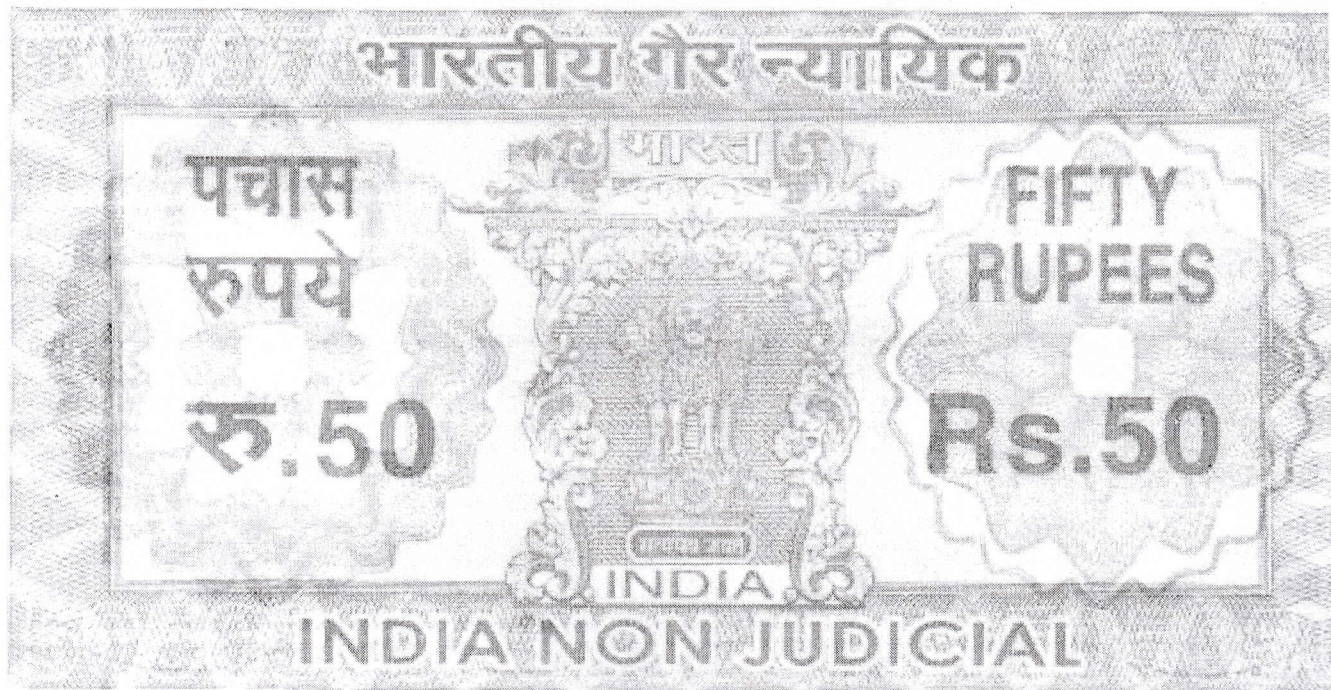
I Sunil Kumar Managing Director of 'M/s Asset Homes Pvt Limited' a company incorporated under the Companies Act, 2013 having office at "Asset Centrale", No.XV/246C, NH Bypass Kundanoor Jn, PO, Maradu, Kochi, Kerala 682304 being the promoter of the project "Asset Alps" registered with the Kerala Real Estate Regulatory Authority vide registration No. K-RERA/PRJ/KTM/031/2022 do solemnly affirm, declare and undertake on oath as follows:

1. I submit that I am duly authorised to swear this affidavit.
2. I submit that my project has been registered before the Kerala Real Estate Regulatory Authority and the said registration is valid up to 30/06/2024.
3. The project is not been developed yet.

Stamp Value No. 50
 Date 13.02.2024



SOMASEKHARA MENON
 FRUIT VENDOR, SHY MADAM



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CW 015830

4. Even though we have RERA Registration for the project Asset Alps in the year 2022, Our Management decided to launch this project 3 months back and it came to our attention that the RERA Registration is on due 30/06/2024. As per the RERA act project extension was also not possible, Hence we find it in deed to De- register the project and to register again.
5. In the above-named project, the land owner M/s Kairali Homes, Represented by Managing Partner Sunny C Chakko with whom we have executed a joint venture agreement with reference to the development of the said project. We the promoter are not cancelling the Joint Development Agreement. Instead we will proceed with the de registration process and subsequently Re register the project.

AS 483
Date 13.02.2024
VALUE Rs. 50

SOMASEKHARA MENON
STAMP VENDOR, SRO MADAM

NOTARY
Sriam Joseph T.X
M/s Koch Corporation
Reg. No. 012011EKM
Expiry Date 31.03.2025
Asset Homes Pvt Ltd
Kundamanna

SUB-SURY
13 FEB 2024

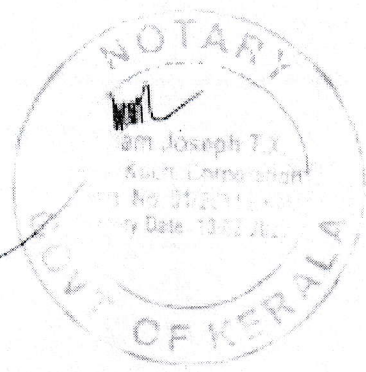


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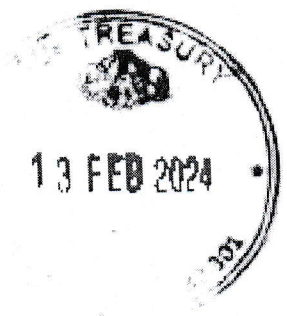
CW 015822

- 6. In the above-named project, there are 15 Numbers of apartments. A total number of 3 units has been but the claims in respect of the project of all the allottees have been settled fully and finally to their satisfaction and the No agreements executed with them only booking amount was collected from them. The no objection certificate attached to this affidavit.
- 7. We hereby attached the updated statements of the designated bank accounts viz the Master collection Account and the separate Account connected with the above project.

45425 Date 13.02.2024
STAMP VALUE Rs. 3/-
paid to

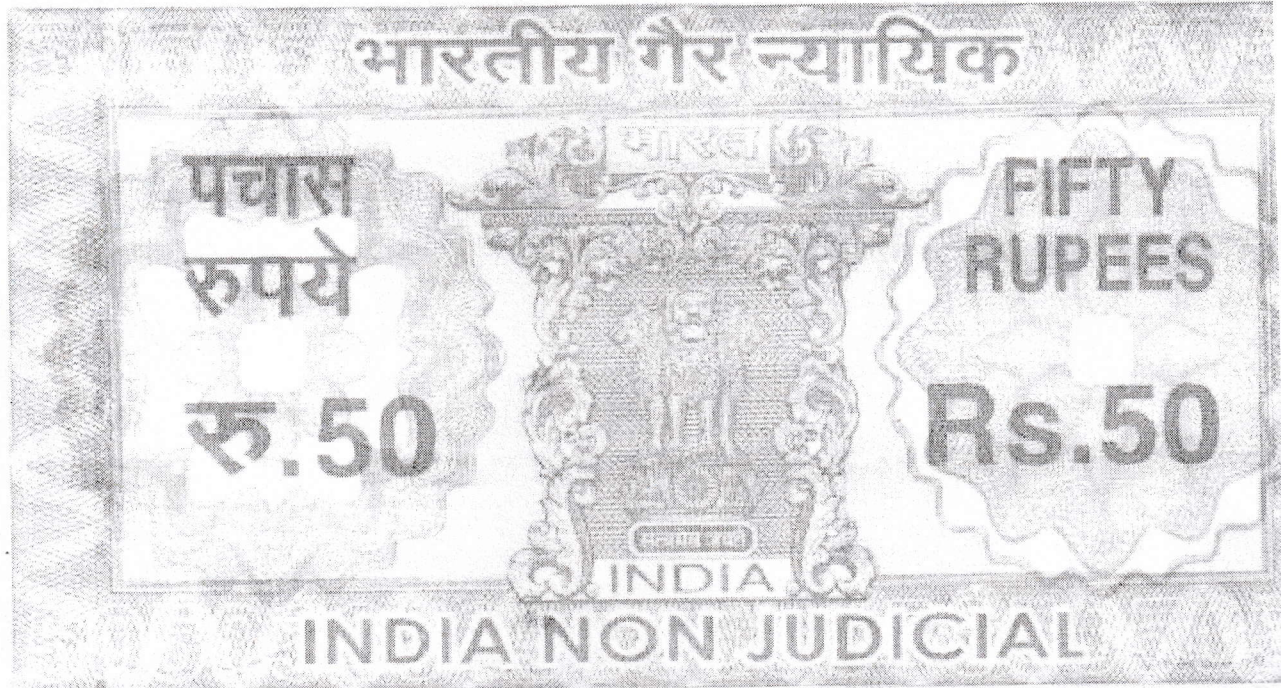


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*Asset Homes Pvt Ltd
Kandakkannur*

BRASSERIE MENDH



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8. We 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 on the 28th day of February 2024.

Deponent *[Signature]*

Name, Signature and Designation

SWORN TO BEFORE ME

Witness:

[Signature]
SHAM JOSEPH T.X
ADVOCATE & NOTARY
GOVT. PRESS ROAD, ERNAKULAM
KERALA STATE, INDIA - 682 011
PH: 9447192759

48426 02-13-2024
STAMP VALUE Rs.
Sold to



[Signature]
Kandharas S

SOMASEKHARA MENON
STAMP VENDOR, 580 MARADU