



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/041/2021

Dated 29th May 2024

Applicant /Promoter:

M/s Relatyr Developers and Engineers Pvt Ltd
53/333 E, Arden Ivy Court, , S C Bose Road,
Vytila, Opp. Reliance Fresh, Kanayannur,
Ernakulam, KERALA- 682019

1. M/s Relatyr Developers and Engineers Pvt Ltd applied for the registration of the project 'Arden Homes - Arden Ivory Terrace' located at Karikode, Mulamthuruthy, Ernakulam, 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 registration number **K-RERA/PRJ/044/2021**, 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 with an affidavit, No objection certificate of the allottee, a copy of the deed of cancellation of joint development agreement with the landowner and bank statement. The Authority considered the request and scrutinized the documents. The Promoter submitted an

affidavit stating that though they completed the plot division, construction, and sale of one villa (A-06), despite their best efforts, they were not able to find prospective buyers. Hence, it was decided to cancel the project. They also stated that the claim of the sole allottee has been settled fully and finally to their satisfaction, and the agreement executed with them has been duly cancelled.

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 'Arden Homes - Arden Ivory Terrace', which was registered before the Authority vide reference No. **K-RERA/PRJ/044/2021** dated 28.01.2021.
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)



31/5/24



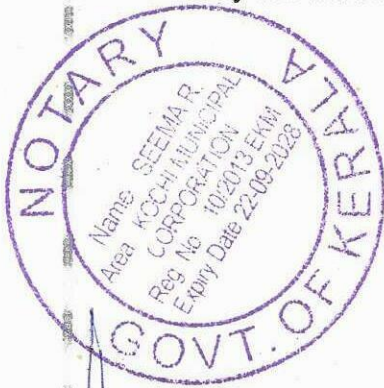
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M 216846

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, Ranjith Eldhose Vijayan, P.A.No. ADIPV2651F, aged 38 (Thirty Eight) years, Managing Director of 'M/s Relatyr Developers & Engineers (P) Ltd.' P.A.No. AAGCR0914H, a company incorporated under the Companies Act, 2013 having its registered office at 53/333 E, Arden Ivy Court, Off Subhash Chandra Bose Road, Vyttila P.O. Cochin-682019 being the promoter of the project 'Arden Homes – Arden Ivory Terrace' registered with the Kerala Real Estate Regulatory Authority vide registration No. K-RERA/PRJ/044/2021 do solemnly affirm, declare, and undertake an oath as follows:

1. I submit that I am duly authorised to swear this affidavit.
2. I submit that our project has been registered before the Kerala Real Estate Regulatory Authority and the said registration is valid up to 30/06/2024.



Ranjith
For RELATYR DEVELOPERS & ENGINEERS (P) LTD.

Managing Director

Seema R.
1.2.2024
SEEMA R. - K/997/1998
ADVOCATE & NOTARY
'REMARAMAM' C C 29/412-C
JANATHA ROAD SOUTH END
VYTTILA P.O. KOICHI - 682019



K.M. Philomina
K. M. PHILOMINA
E.S.R.O. VENDOR
No 69019
19/11/2024

Relatyr Developers &
Engineers P.Ltd

By Title

3. As of 15/01/2024, we have completed plot division, construction, and sale of one villa (A-06) and main gate. Despite our best efforts, we were not able to find prospective buyers for the rest of the villas.
4. While we had initially envisioned a vibrant community of villas, we believe that concluding the project at this stage is in the best interest of all parties involved. From the market response so far, we are of the view that the possibility for sale is very limited in the location. Consequently, we believe proceeding with the project would not be commercially viable.
5. If it is a joint venture agreement, i.e. the promoter and landowners are separate persons/ entities:
In the above-named project, the landowner is Ms. Repsy Vijayan with whom we have executed a joint venture agreement with reference to the development of the said project. Following to the application for cancellation / deregistration of the project, we the promoter and the landowner has mutually agreed to cancel/ extinguish the Joint Development Agreement.
6. In the above-named project, there are 21 number of villas and 7 number of plots. A total number of 1 Unit Villa of the project have been sold, and no other villa/plot has been allotted to any others. The claims in respect of the sole allottee has been settled fully and finally to their satisfaction and the agreements executed with them have been duly cancelled / extinguished. The no objection certificate from the allottee is annexed here to this Affidavit.
7. I hereby attach the updated statements of the designated bank accounts viz the **Master Collection Account** and the **Separate Account** connected with the above project.



Seema R.
1.2.2024

SEEMA R. - K/997/1998
ADVOCATE & NOTARY
'REMARAMAM' C C 29/412-C
JANATHA ROAD SOUTH END
VYTTILA PO KOICHI - 682019

Relatyr

For RELATYR DEVELOPERS & ENGINEERS (P) LTD.



Managing Director

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 this Affidavit at Ernakulam on the 1st day of February 2024.

For RELATYR DEVELOPERS & ENGINEERS (P) LTD.

Ranjith

Managing Director



Ranjith Eldhose Vijayan

Managing Director for and on

behalf of Relatyr Developers & Engineers (P) Ltd.

Witness:

1. Akhil P George
Pulinthitta House, Kuzhikala PO
Pathanamthitta-689644

Akhil George

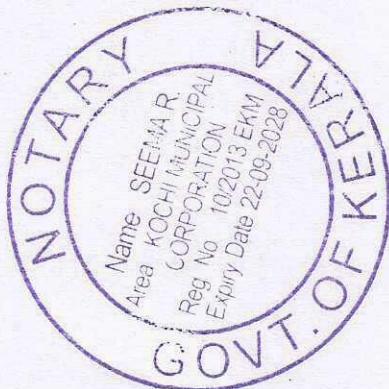
2. Nikhil Raj Xavier
Chakkalakkal House,
Kripa, Chakkalakkal Road,
Cochin-682015

Nikhil Raj

SWORN TO BEFORE ME

Solemnly affirmed and signed before me by the deponent on this the 1st day of February 2024 at my office at Ernakulam.

NOTARY



Seema R.
1.2.2024

SEEMA R., - K/997/1998
ADVOCATE & NOTARY
'REMARAMAM' C C 29/412-C
JANATHA ROAD SOUTH END
VYTTILAPO KOCHI - 682019

