



KERALA REAL ESTATE REGULATORY AUTHORITY

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

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

Phone: 0471 3501012

Present: PH Kurian Chairman

ORDER

No. K-RERA/T1/OL/218/2021

Dated 2nd July, 2024

Applicant /Promoter: M/s Sirius Hotels and Resorts Pvt Ltd,
Manakadavil,
Kaniyampuzha Cross Road,
Eroor, Thripunithura.
Ernakulam district,
Kerala-682 306.

1. M/s Sirius Hotels and Resorts Pvt Ltd, applied for the registration of the project '**Blue Mountain**' at Kunjithanny, Devikulam in Idukki District under Section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 05.05.2021 vide reference number **K-RERA/PRJ/IDK/012/2021**, under Section 5 of the Act. The registration of the project was valid up to 31.12.2023.
2. Even after the registration of the project, the promoter has not uploaded the required documents and the Annual Report on Statement of Accounts in Form No.5. Accordingly, notice was issued and the promoter uploaded the Form No.5 for the financial year 2021-22 and bank statements for the period 14.01.2021. As per the Chartered Accountant Certificate, the amount

collected for the financial year 2021-22 is nil. Then the promoter filed an application and affidavit dated 09.05.2024 before the Authority for the cancellation of the project.

3. In the affidavit, the promoter submitted that the sale of units in the project was poor and hence no development activities have been effected so far. All 37 units are unsold. She also submitted the updated bank statements to substantiate the claim. Based on the request and the affidavit filed by the promoter, the Authority decided to approve the request of the promoter for cancellation of the project '**Blue Mountain**', which was registered before the Authority vide reference No. **K-RERA/PRJ/IDK/012/2021**.
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.

Sd/-
P H Kurian
Chairman

True Copy Forwarded by / Order

Secretary (Technical and Administration)





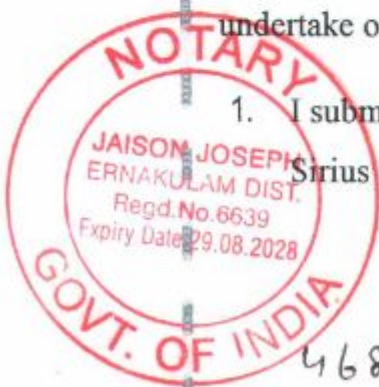
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CV 825314

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, Resmi. S., Managing Director of 'M/s. Sirius Hotels And Resorts Private Limited' a company incorporated under the Companies Act, 2013 and the Company is limited, having office at Manakadavil, Kaniyampuzha Cross Rd, Eroor, (P.O.), Thripunithura, Pincode-682306, Nadama Village, Kanayannur Taluk, Ernakulam District, being the promoter of the project 'Blue Mountain' registered with the Kerala Real Estate Regulatory Authority vide registration No. K-RERA/PRJ/IDK/012/2021 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. Sirius Hotels And Resorts Private Limited.



Resmi S.
JAISON JOSEPH
ADVOCATE & NOTARY
ERNAKULAM DISTRICT
REGD. No.: 6639

46892 Date: 09-02-2021
SIRIUS HOTELS & RESORTS PVT LTD
MUTHUVANKUDY

Resmi S.

8 FEB 2021

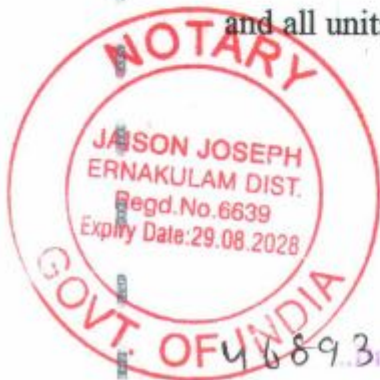
BU BENNY
MUTHUVANKUDY



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CV 825315

2. I submit that my project has been registered before the Kerala Real Estate Regulatory Authority and the said registration is valid up to 31/12/2023.
3. The aforesaid development done 0% (zero percentage) of total development activities.
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.
5. Property owned by the promoter by virtue of sale deed no. 885/1/2019
6. In the above-named project, there are total units of 37 (thirty seven) apartments and all units in the project are unsold.



Jason Joseph

JAISON JOSEPH
ADVOCATE & NOTARY
ERNAKULAM DISTRICT
REGD. No. : 6639

Rekh

46893/09/02-2021 100/-
SIRIUS HOTELS & RESORTS PVT LTD
MUTHUVANKUDY

8 FEB 2021

MU BENNY

FOR PUTHENCRI

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 Thripunithura on the 09th day of May 2024.

Deponent


Name : Resmi. S
Managing Director

SWORN TO BEFORE ME

Solemnly affirmed and signed before me by the deponent in my office at Ernakulam on this the 09th day of May 2024




JAISON JOSEPH
ADVOCATE & NOTARY
ERNAKULAM DISTRICT
REGD. No. : 6639