



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/648/2021

Dated 4th July, 2024

Applicant /Promoter: M/s Pentagon Builders,
6/23D, 2nd Floor,
Nazar Square Building,
West Nadakkavu,
Kannur Road,
Kozhikkode District,
Kerala-673 011.

1. M/s Pentagon Builders, applied for the registration of the project '**Pentagon Hillside**' at Chakkorathukulam, East Hill in Kozhikkode District under Section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 18.11.2020 vide reference number **K-RERA/PRJ/262/2020**, under Section 5 of the Act. The registration of the project was twice renewed and extended up to 30.09.2023.
2. After the registration of the project, the promoter has not uploaded the required documents. However, he uploaded the Statement of Accounts in Form No.5 for the financial year 2021-22 and the amount collected through the designated bank account is shown as zero. In this context, the promoter

applied again for a nine-month extension of the registration of the project. It is submitted that they have not received any bookings and no money was collected from anyone. The work on the project is nearing completion. As per Section 6 of the Act, 2016, the Authority cannot grant an extension of the registration of project beyond a period of one year. Here the promoter has already availed the benefit and hence, he is directed to deregister the project.

3. Accordingly, the promoter filed an application and affidavit dated 24.04.2024 before the Authority for the cancellation of the project. In the affidavit, the promoter submitted that 85% of the project structure had been finished. There are 12 number of apartments and none of them were sold. No agreement for sale was executed with anyone and no amount has been collected. Based on the request and the affidavit filed by the promoter, the Authority decided to approve the request of the promoter for the cancellation of the project '**Pentagon Hillside**', which was registered before the Authority vide reference No. **K-RERA/PRJ/262/2020**.
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.

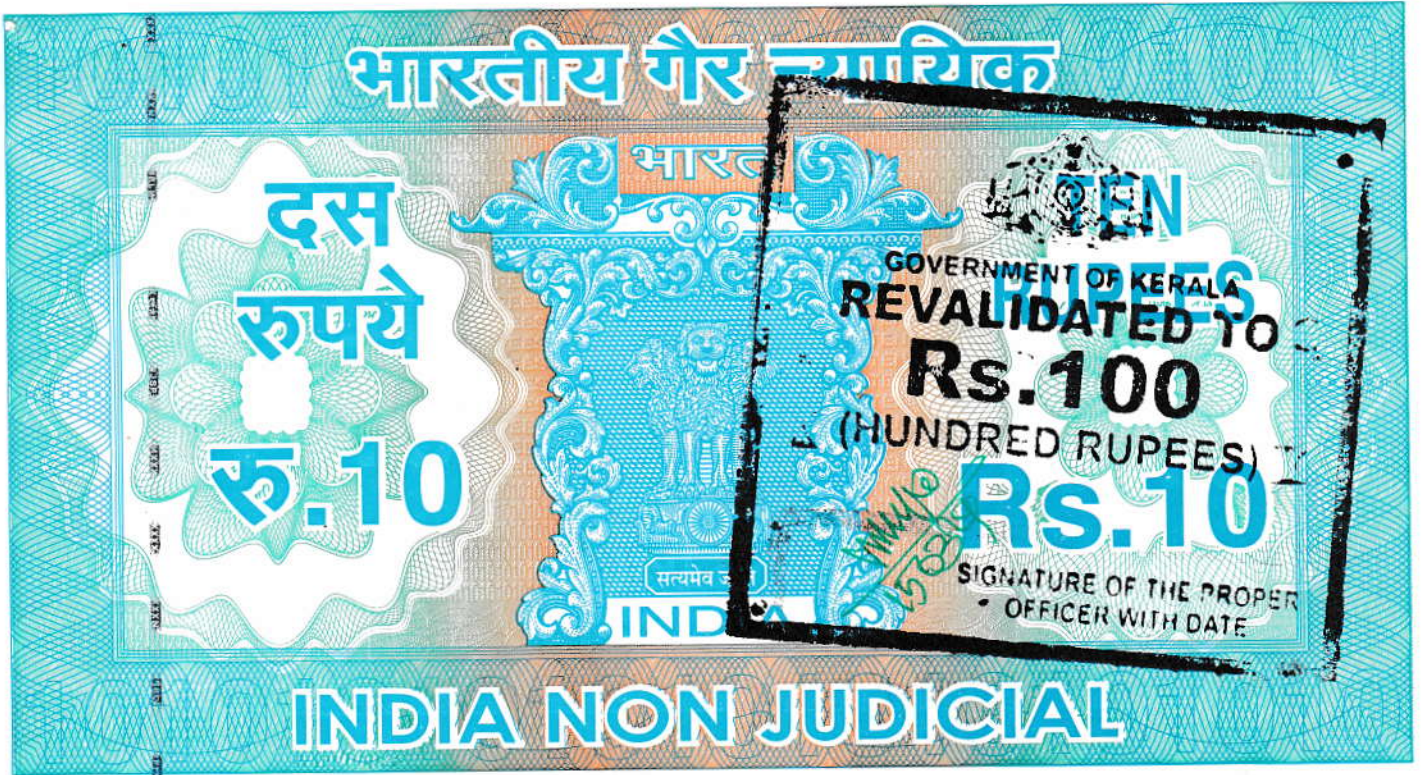
Sd/-
P H Kurian
Chairman

True Copy Forwarded by / Order

Secretary (Technical and Administration)



5/7/24



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Notarial Registrar

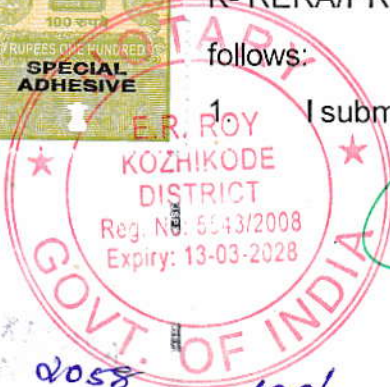
AFFIDAVIT

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 Dr. K.M.ASHIK, Managing Partner of "M/s. PENTAGON BUILDERS" a
Partnership firm under the Indian Partnership Act, 1932 having office at Pentagon
Builders, 6/23D, 2nd floor Nasar square Building, West Nadakkavu, Kannur Road,
Kozhikode -673011 being the promoter of the project "PENTAGON HILLSIDE"
registered with the Kerala Real Estate Regulatory Authority vide registration No.
K- RERA/PRJ/262/2020 do solemnly affirm, declare and undertake on oath as

follows:

1. I submit that I am duly authorized to swear this affidavit.



[Handwritten signature in green ink]

E.R. ROY
ADVOCATE - NOTARY
Reg. No: 5543/2008, KOZHIKODE DIST
6/667 BANK CROSS ROAD, CALICUT-1
MOB: 9447446067

2058 100/ 19.04.2024



Pentagon Builders
Nadakkavu Kozhikode

[Handwritten signature in blue ink]

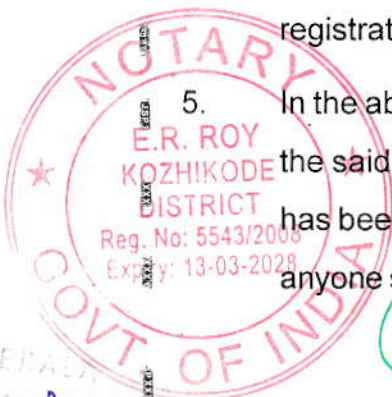


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2. I submit that my project has been registered before the Kerala Real Estate Regulatory Authority and the said registration is valid up to 30/09/2023.
3. The project structure has been finished, with 85% of the project already accomplished.
4. The RERA registration expired on 30/09/2023. We have submitted an application for Project Extension. Following the Authority's instructions, we are also applying for de registration of the Project and seeking a fresh registration for the same project.
5. In the above-named project, there are 12 number of apartments. None of the said units of the project have been sold, nor any Agreement for Sale has been executed with anyone, and no amount has been collected from anyone so far.



[Handwritten Signature]

E.R. ROY
ADVOCATE - NOTARY
Reg. No: 5543/2008, KOZHIKODE DIST
6/667 BANK CROSS ROAD, CALICUT-1
MOB: 9447446067



Peritagon Builders
Nadakkavu Kozhikode

[Handwritten Signature]

KEERALA
No: 2059
Date:

100/
19.04.2024

6. I hereby attached the updated statements of the designated bank account viz the Master Collection Account and the Separate account connected with the above project.
7. On 22.01.2024, we submitted an extension request along with a fee payment of Rs 24,932/-. We kindly request a refund of the fees.
8. I do hereby state and verify that the contents of this Affidavit are true and correct to the best of my /our knowledge, information and belief, no part of it is false and nothing material has been concealed there from I do hereby state and verify that the contents of this Affidavit are true and correct to the best of my/ our knowledge, information and belief, no part of it is false and nothing material has been concealed there from.

I solemnly affirmed and signed at Calicut on the 24th day of APRIL, 2024.

Deponent



Dr. K.M.ASHIK,

Managing Partner

M/s. PENTAGON BUILDERS"

SWORN TO BEFORE ME

Executants Signed Before
me on... 24 APR 2024



E.R. ROY
ADVOCATE - NOTARY
Reg. No: 5543/2008, KOZHIKODE DIST
6/667 BANK CROSS ROAD, CALICUT-1
MOB: 9447446067

