



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/107/2023

Dated 9th July, 2024

Applicant /Promoter: M/s Dharmic Living Pvt Ltd,
DoorNo.62, 5th Floor,
Time Square,
ATT Colony,
Balasundaram Road,
Coimbatore District,
Tamil Nadu-641 018.

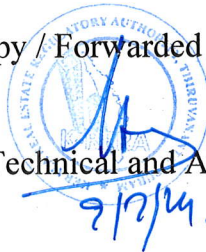
1. M/s Dharmic Living Pvt Ltd, applied for the registration of the project '**Victoria Realtors Pathmanabam**' at Uliyazhathura in Thiruvananthapuram District under Section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 26.06.2023 vide reference number **K-RERA/PRJ/TVM/112/2023**, under Section 5 of the Act. The registration of the project is valid up to 30.06.2026.

2. Now the promoter has applied to deregister the above real estate project on account of the non-selling of the units. The main reason for the non-selling of the units was the acute shortage of drinking water facilities in the project. The joint venture agreement executed with the land owner was cancelled through the registration department. The transaction statement received from the designated bank shows that no sale has been effected. The promoter also filed an affidavit attested by the notary affirming that the plots are bare land and has not collected money from anyone. 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 '**Victoria Realtors Pathmanabam**', which was registered before the Authority vide reference No. **K-RERA/PRJ/TVM/112/2023**.
3. 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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**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.**

(To be executed in stamp paper worth Rs 200/- und notarised)

I K. B. Prasad, promoter of M/s Dharmic Living Pvt Ltd a company incorporated under the Companies Act, 2013 having office at Time Square, 5th Floor, 62, Balasundaram Road, ATT Colony, Coimbatore – 641 018 being the promoter of the project "Victoria Realtors Pathmanabam" registered with the Kerala Real Estate Regulatory Authority vide registration No K-RERA/PRJ/TVM/112/2023 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 30/06/2026.
3. The present status of the project is "BARE EMPTY LAND, NOT SOLD ANY PLOTS AND NOT COLLECTED ANY ADVANCE FROM ANY ALOTTEES"

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to: Dharmic Living Pvt Ltd
28/10/2023 Coimbatore



RENTA. K.
M. C. VENDOR (Temporary)
PALAKKAD





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DX 957953

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4. The reasons for the dropping of the project is "The Borewell in the project got collapsed and water is not available. There is no other water source available to provide for the allottees if we continued, So we planned to drop the project"

5. If it is a joint venture agreement, ie the promoter and landowners are separate persons / entities.

In the above-named project, the land owner is Shri.Nainan & Smt. Lalitha Nainan with whom I / we have executed a joint venture agreement / collaboration agreement with reference to the development of the said project. Following to the application for deregistration of the project, I / We the promoter duly cancelled and extinguished the Development Agreement executed with the land owner.

6. In the above-named project, there are 5 number of villas Neither 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.



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No. 21912

Value: 100/-

Sold to:

Dt. 26/08/2023

Dharmonic living put Ltd
Colombatore

M. C. VENDOR (Temporary)
PALAKKAD

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 / we 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 Coimbatore on the 18th day of January, 2024.


Name, Signature and Designation.

SWORN TO BEFOITE ME

NOTARY

Witness: Name, address and signature

1. V P Vineeth Kumar, S/o. C G Poduval, 2/230 Adithya Gardens, Nadupalayam, Coimbatore – 641 016. 
2. RAMESH C R, CHACKINGAL HOUSE, NEELIPARA, VANIAMPARA P O, THRISSUR, KERALA 680652 




15/01/24
S.M. PRABHAKARAN B.A.B.L.
ADVOCATE & NOTARY PUBLIC
(GOVT. OF INDIA) Enr. No 1349/92
28, Revathy Building
2nd Street, Gopalapuram,
Coimbatore - 641 018.
Cell: 98941 31171