



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/185/2022

Dated 7th October, 2024

Applicant /Promoter: M/s SI Property Kerala Private Limited,
GD, Silver Oaks Apartments, Golf Links Road,
Kowdiar, Near Golf Club,
Thiruvananthapuram,
Kerala – 695 003

1. M/s SI Property Kerala Private Limited, applied for the registration of the project '**The Abode by SI Property**' at EMS Nagar, Uloor 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 17.08.2022 vide reference number **K-RERA/PRJ/TVM/135/2022**, under Section 5 of the Act, 2016. The registration of the project is valid up to 31.08.2026.
2. Later, on 23.09.2024, the Promoter submitted an affidavit regarding the deregistration of the above said project. The promoter stated that they initially registered the project as a villa development project but have now decided to withdraw the registration and redesign it as a multi-storeyed residential building instead of a villa complex.

They also affirmed that they are about to cancel the joint development agreement with the landowners and confirmed that no units out of the 13 in the project have been sold, no agreements for sale have been executed, and no amount has been collected from any persons.

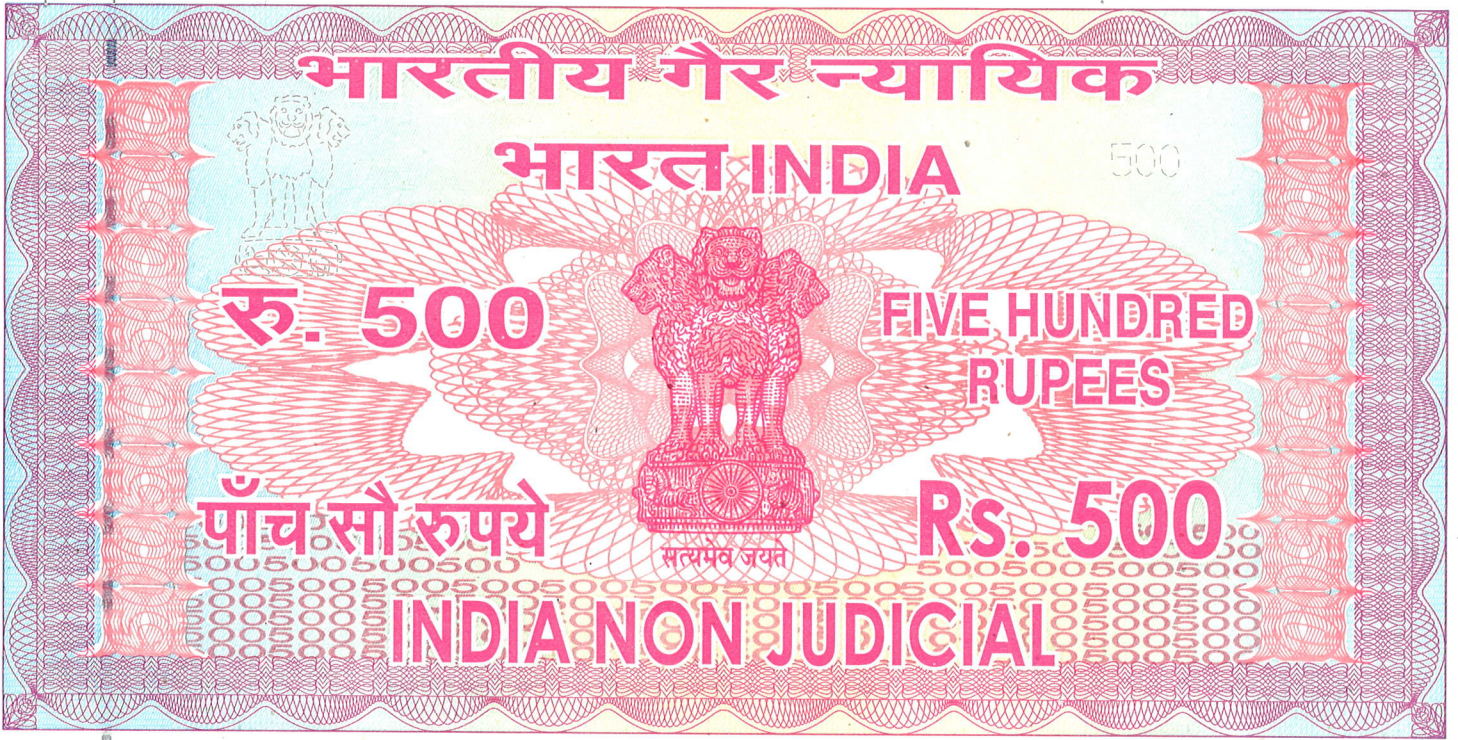
3. On the basis of the request and the affidavit filed by the promoter the Authority hereby decides to approve the request for de-registering the project '**The Abode by SI Property**', which was registered before the Authority vide reference No. **K-RERA/ PRJ/TVM/135/2022** dated 17.08.2022.
4. Accordingly, 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)
Kerala Real Estate Regulatory Authority



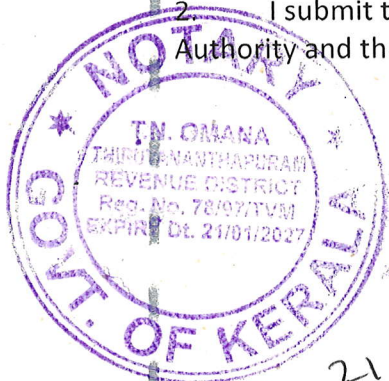
കേരളം KERALA

M 885823

Affidavit filed before the Kerala Real Estate Regulatory Authority by SI Property (Kerala) Private Limited on account of an application for deregistration of our Project, 'The Abode by SI Property'.

I, Advait R.S., Executive Director of M/s. SI Property (Kerala) Private Limited, a company incorporated under the Companies Act, 2013 having office at Unit GD, Silver Oaks, Near Golf Club, Golf Links Road, Kowdiar, Trivandrum - 695003, Kerala, being the promoter of the project, 'The Abode by SI Property' registered with the Kerala Real Estate Regulatory Authority vide registration No. K-RERA/PRJ/TVM/135/2022 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 our project has been registered before the Kerala Real Estate Regulatory Authority and the said registration is valid up to 31.08.2026. For SI PROPERTY (KERALA) PRIVATE LIMITED



T. N. OMANA
Advocate & Notary
Thiruvananthapuram Revenue District
Kerala State South India

Advait R.S.
Executive Director
Deponent

EXECUTIVE DIRECTOR

20 SEP 2024

No. 21682
20-09-2024

SI Property

S. Sobhanakumari
SASTHANMOCALAM
VENDOR
S. SOBHANAKUMARI



3. We hereby state that the construction for the project had not commenced.
4. We have decided to withdraw from the project since we have decided to redesign the land to provide for a multistoried residential building instead of a villa complex.
5. Following to the application for deregistration of the project, we, the promoter, will duly cancel and extinguish the Joint Development Agreement executed with the land owners.
6. In the above-named project, there are 13 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.

We hereby attached the updated statement of the designated bank account connected with the above project.

We do hereby state and verify that the contents of this Affidavit are true and correct to the best of 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 Trivandrum on the 23rd day of September 2024.

For SI PROPERTY (KERALA) PRIVATE LIMITED


EXECUTIVE DIRECTOR

Advaith R.S.
Executive Director
Deponent

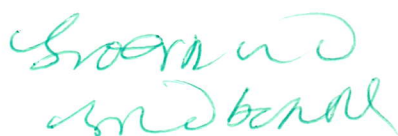
Witness:

Ms. Atheetha R.S.
D/o S.N. Raghuchandran Nair
Advaitha – Kalladanthi, BNRA – 125
Bhagavathy Nagar, Kowdiar P.O.
Trivandrum – 695003

SWORN TO BEFORE ME



NOTARY


T. N. OMANA
Advocate & Notary
Thiruvananthapuram Revenue District
Kerala State South India