



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/T3/2342/2024

Dated 17th October, 2024


Applicant /Promoter: M/s Marker Builders and Developers Pvt Ltd,
Vavas Mall,
Perinthalmanna,
Malappuram,
Kerala -679 322.

1. M/s. Marker Builders and Developers applied for the registration of the project '**Calicut M Square Phase I**' at Kuttikkattoor in Kozhikode Taluk and District under Section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 05.07.2024 vide reference number **K-RERA/PRJ/KKD/131/2024**, under Section 5 of the Act. The registration of the project is valid up to 31.12.2028.
2. Shri Mohammed Iqbal, the Managing Director of the Promoter company now submitted an application and affidavit to the Authority on September 9, 2024, requesting the cancellation of the project registration. He stated that the

company is unable to proceed with the project due to various reasons. In the affidavit, he confirmed that the project consists of 68 units/plots, none of which have been sold, and no sale agreements have been executed. Additionally, no funds have been collected from any party. He also affirmed that the joint development agreement with the landowner would be terminated upon cancellation of the project.

3. Based on the request and the affidavit filed by the promoter, the Authority hereby decided to approve the request of the promoter to cancel the project '**Calicut M Square Phase I**', which was registered before the Authority vide reference No. K-RERA/PRJ/KKD/131/2024.
4. Accordingly, the webpage of the project in the portal of the Authority will be indicated as the "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)



KERALA

26AA 021428

I, **Muhammed Iqbal**, (Aadhar No. 5349 7919 7402, PAN BOJPM2268C,) aged 46 years, S/o. Aboobacker, Business, residing at Ambili (H), Perinthalmanna. Post, Perinthalmanna Village, Kakkoth Desam, Perinthalmanna Taluk of Malappuram District, The Managing Director of **Marker Builders & Developers Private Limited** a company incorporated under the Companies Act, 2013 having office at Vavas Mall, Perinthalmanna, Malappuram, 679322, being the promoter of the project **Calicut M Square Phase - I** registered with the Kerala Real Estate Regulatory Authority vide registration No. **K-REERA/PRJ/KKD/131/2024** do solemnly affirm, declare and undertake an oath as follows:

ABDUL JALEEL ONATH
ADVOCATE & NOTARY
KOZHIKODE DISTRICT
KERALA STATE

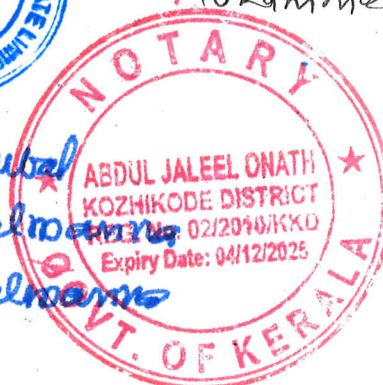


For MARKER BUILDERS & DEVELOPERS PRIVATE LIMITED

Mohammed Iqbal *[Signature]*
DIRECTOR

No: **13096** *[Handwritten]*
SOLD TO: **Muhammed Iqbal** *[Handwritten]*
DATE: **09-09-2024** *[Handwritten]*
KOZHIKODE MUNSIF'S COURT
STAMP VENDOR
V.S. PARAMESWARAN

Perinthalmanna *[Handwritten]*
Perinthalmanna *[Handwritten]*





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26AA 021429

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 31st December 2028.
3. All ongoing activities have been put on hold. It's important to note that the project had only reached the initial land development stage, with no further construction work undertaken
4. The project is being dropped by the promoter to optimize the design and features of the development.
5. In the above-named project, the land owner is M/s. Habi Tech Builders India LLP with whom I 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 the promoter will duly cancel and extinguish the Joint Development Agreement executed with the land owner.

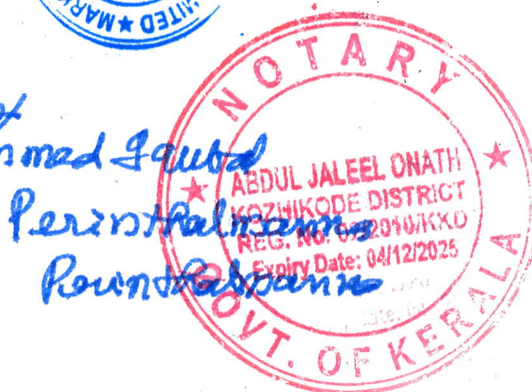
ABDUL JALEEL ONATH
ADVOCATE & NOTARY
KOZHIKODE DISTRICT
KERALA STATE



For MARKER BUILDERS & DEVELOPERS PRIVATE LIMITED

M. L. Mamed 1981 21/9/2024
DIRECTOR

No: 10097/2024
SOLD TO: M. L. Mamed 1981 21/9/2024
DATE: 9-9-2024
KOZHIKODE JUDICIAL'S COURT
STAMP VENDOR
V.S. PARAMESWARAN



6. In the above-named project, there are 68 number of plots. 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.
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.
8. I do hereby declare that the withdrawal from the project is due to the downfall in the momentum of real estate market.
9. 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 Kozhikode on the 09th day of September 2024.



For MARKER BUILDERS & DEVELOPERS PRIVATE LIMITED

Mohammed Iqbal
DIRECTOR

Deponent

Literate deponent personally
known to me solemnly affirmed
and signed before me at Calicut
on 9-9-24

ABDUL JALEEL ONATH
ADVOCATE & NOTARY
KOZHICODE DISTRICT
KERALA STATE

