



**KERALA REAL ESTATE REGULATORY AUTHORITY**

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

[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in) Email- [info.rera@kerala.gov.in](mailto:info.rera@kerala.gov.in)

Phone: 0471 3501012

Present: P H Kurian Chairman

**ORDER**

No. T1/OL/351/2021

Dated 25<sup>th</sup> October, 2024


Applicant /Promoter: Shri. Mohanakumaran Nair. K,  
Proprietor, M/s Moni Builders and Developers,  
Kiran Niv as 358, Kamala Nagar,  
Nettayam P.O, Thiruvanthapuram  
Kerala- 695013

1. Shri. Mohanakumaran Nair K, applied for the registration of the project '**MONI MITHILA HEIGHTS**' located at Peroorkada 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 18.11.2020 vide reference number **K-RERA/PRJ/266/2020**, under Section 5 of the Act, 2016. The registration of the project expired on 30.06.2024.

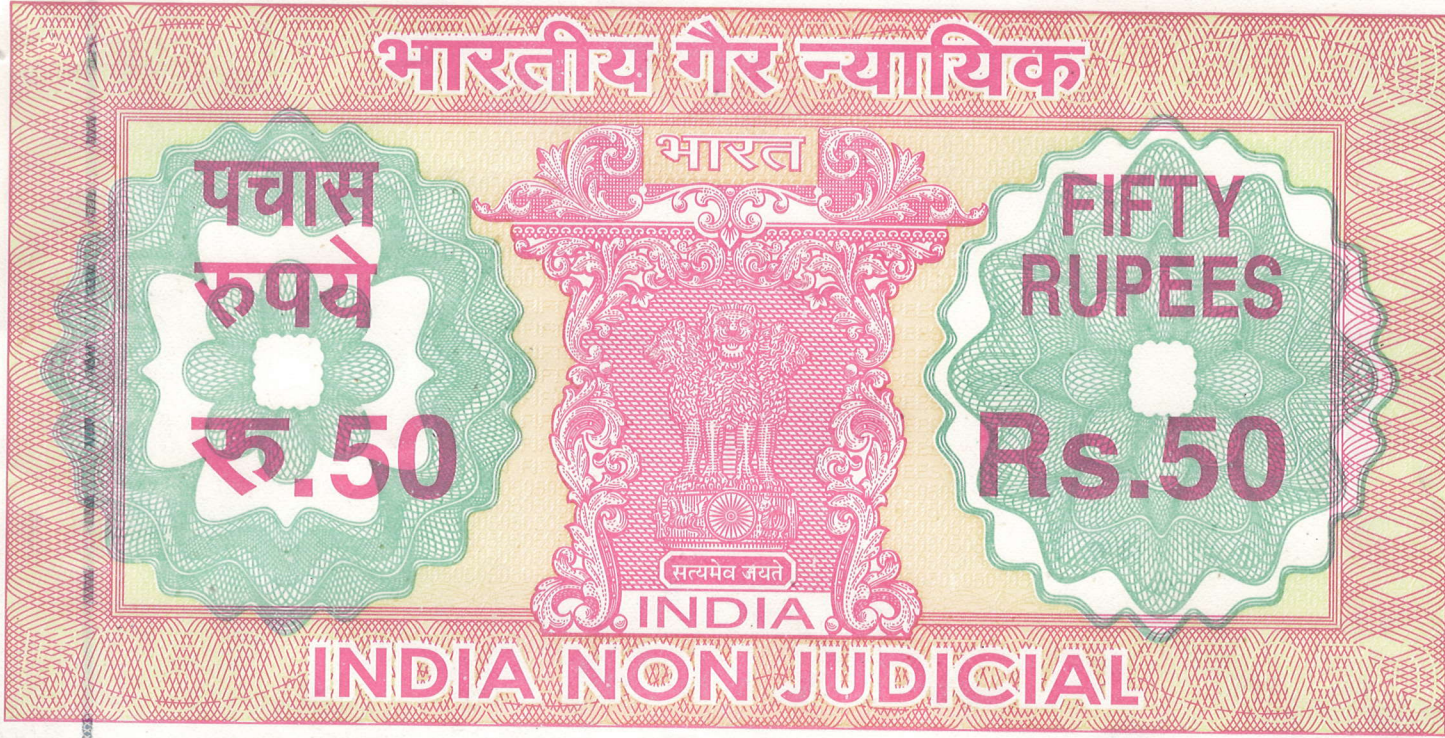


2. Later, on 11.07.2024, the promoter submitted a request for deregistration of the project along with an affidavit as required. The promoter has affirmed that the project progressed only up to the ground floor slab and the basement parking area has been constructed. The promoter now found that it is not feasible to complete the project as a residential building as the market for such a venture is not presently viable in the specified location, and proceeding with the project would result in a loss. He also affirmed that none of the 13 units in the project have been sold, no agreements for sale have been executed and no amounts have been collected from any individuals.
3. On the basis of the request and the affidavit filed by the promoter, the Authority hereby decides to allow the cancellation of the project '**MONI MITHILA HEIGHTS**', which was registered before the Authority vide reference No. **K-RERA/PRJ/266/2020** dated 18.11.2020.
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  
28/10/24





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CW 195178

I Mohanakumaran Nair.k Proprietor of 'M/s.Moni Builders and Developers a sole partnership firm having office at Nettayam being the promoter of the project 'Moni Mithila Heights' registered with the Kerala Real Estate Regulatory Authority vide registration No: **K-RERA/PRJ/266/2020** 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 30-06-2024.

Kowdhar  
**K. HAREENDRAN NAIR**  
ADVOCATE & NOTARY  
Vasantha Buildings, Athani Lane  
Vanchiyoar, Tvpm - 35  
Mob: 9495105911

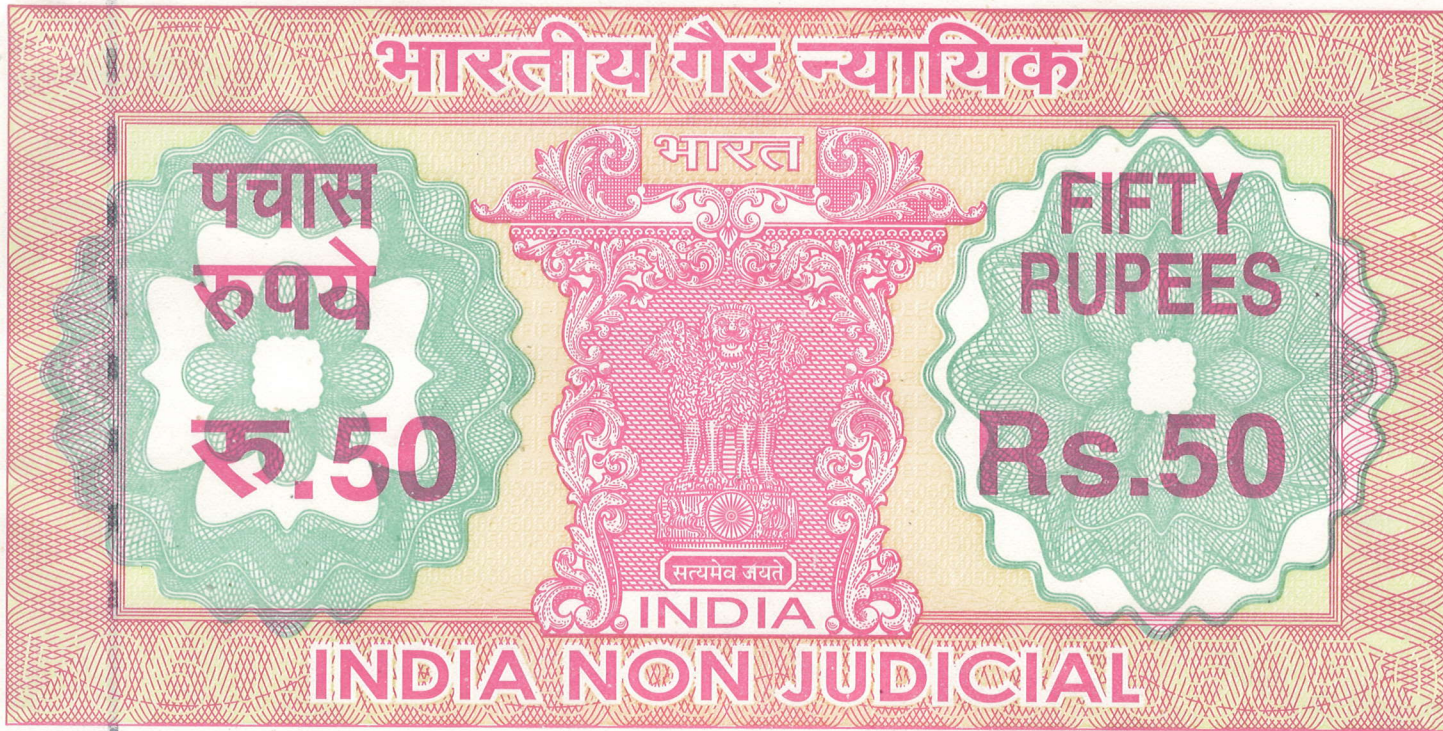


No-2482  
10-7-24

50/-

*K S Devi*  
**K.S.UJATHA DEVI**  
STAMP VENDOR  
VELLANADU, TVPM



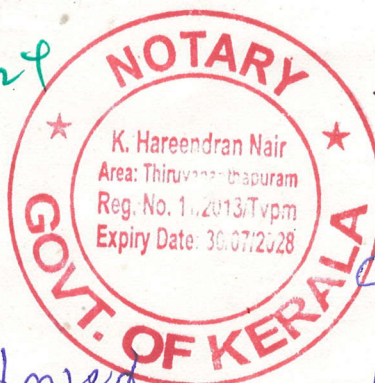


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CW 195179

3. As of now status of project is completed only till Ground floor slab. The basement parking area has been constructed. So, the work is limited only to the parking areas and the rest of the building needs to be completed.
4. The project as such has no feasibility to be completed as a residential building since the market for the same is not presently available at the specified location. It would be a loss if projects carried out for the owner. Hence the required action of deregistering is eminent for the said project.

Kowdiar  
**K. HAREENDRAN NAIR**  
ADVOCATE & NOTARY  
Vasantha Buildings, Athani Lane  
Vanchiyoor, Tvpm - 35  
Mob: 9495105911



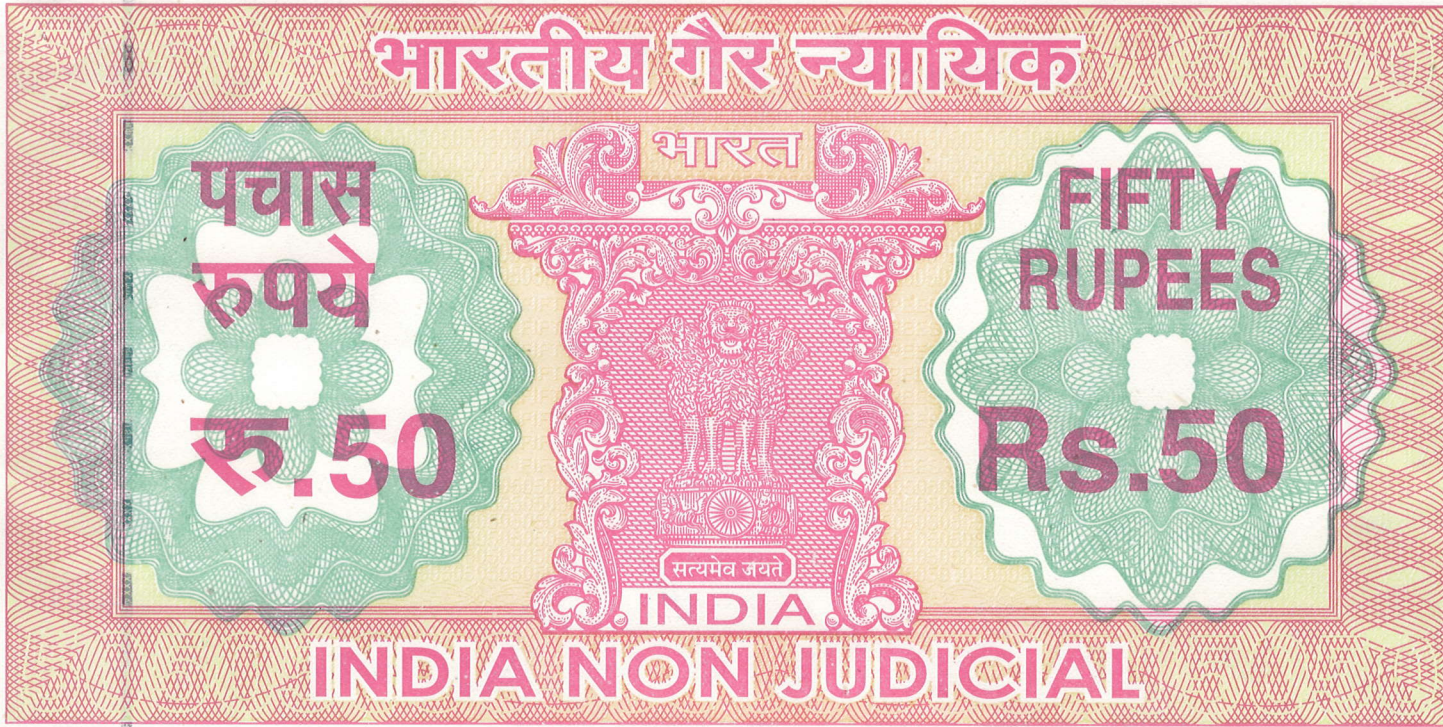
No-2483  
10-7-24

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50/-

K. S. Devi  
**K. SUJATHA DEVI**  
STAMP VENDOR  
VELLANADU, TVPM





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CW 195180

5. This project is not a joint venture and is executed solely by the owner  
**Mr.Mohanakumaran Nair.K**
6. In the above-named project, there are **14** number of apartments. 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.

*10-7-2024*  
Kowdler  
**K. HAREENDRAN NAIR**  
ADVOCATE & NOTARY  
Vasantha Buildings, Athani Lane  
Vanchiyoar, Tvpm - 35  
Mob: 9495105911

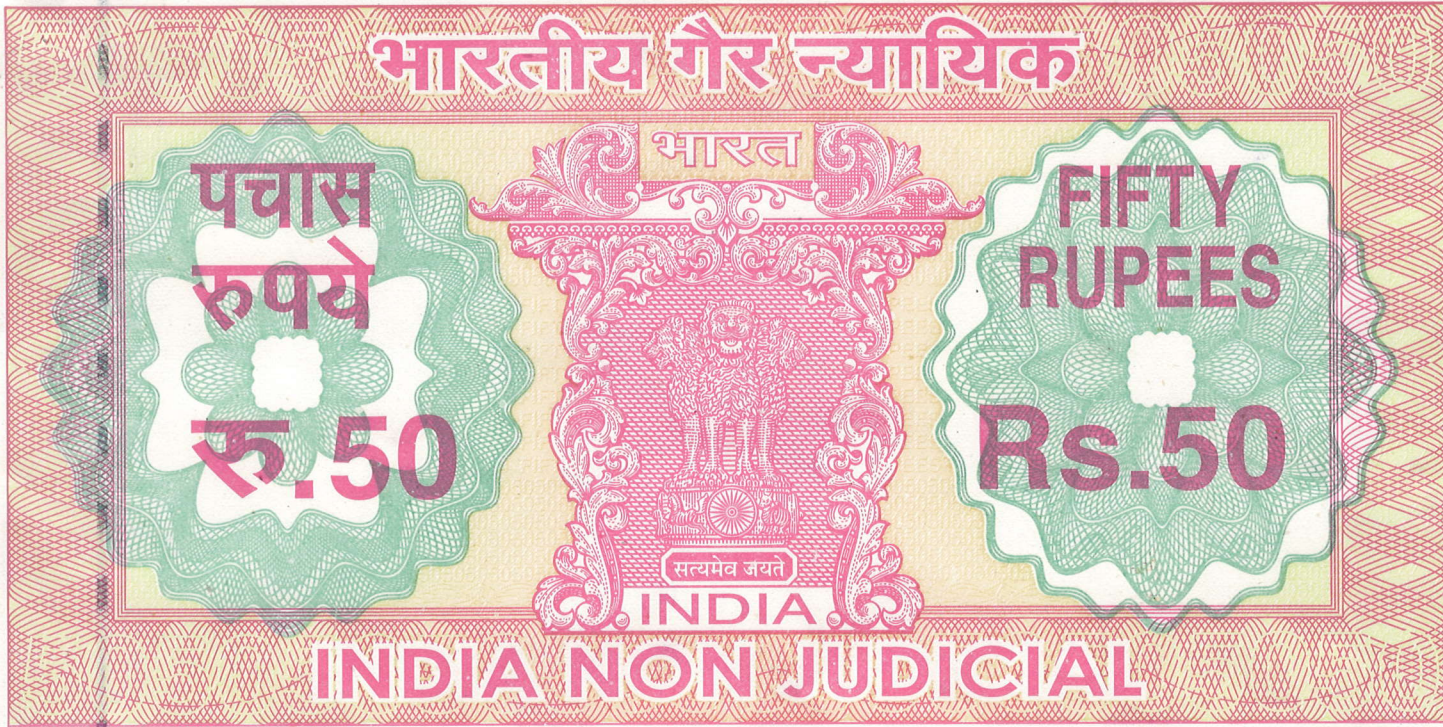


*No-2484*  
*10-7-24*

*ശ്രീമതി മോഹനകുമാരൻ നായർ*  
*50/-*

*K.S. Devi*  
**K.SUJATHA DEVI**  
STAMP VENDOR  
VELLANADU, TVPM





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CW 195177

7. 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 July on the 10 day of 2024

MOHANAKUMARAN NAIR.K

SWORN TO BEFORE ME

Witness: Mithun Mohan  
Kiran Nivas  
TC.33/827  
Nettayam.P.O  
TVPM-695013

PROPRIETOR



Kowdiar  
K. HAREENDRAN NAIR  
ADVOCATE & NOTARY  
Vasantha Buildings, Athani Lane  
Vanchiyoore, Tvpm - 35  
Mob: 9495105911

ATTESTED



K. SUJATHA DEVI  
STAMP VENDOR  
VELLANAD

No-2481  
10-7-24

മിഥുന മോഹൻ  
കിരൺ നീവാസ്  
50/-