



**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: Dr B Sandhya, Chairman (i/c)



**ORDER**

No. T1/OL/029/2024

Dated 12<sup>th</sup> December, 2024

Applicant /Promoter: M/s Layora Builders India Pvt Ltd,  
11 Kozhiparambil house,  
Adiyara Raman road,  
Ramavarmapuram, Thrissur,  
Kerala- 680631

1. M/s Layora Builders India Pvt Ltd, applied for the registration of the project '**Auster Villas**' located at Peramangalam, in Thrissur District under Section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 12.02.2024 vide reference number **K-RERA/PRJ/TSR/031/2024**, under Section 5 of the Act,2016. The registration is valid up to 20.08.2030.

2. On 12.02.2024, the promoter submitted a request for cancellation of the project. The promoter has submitted an affidavit dated 12.08.2024 affirming that there has been no physical or financial progress in the project. The promoter further stated that the project is not feasible due to the high land value calculated at the time of the Joint Development Agreement (JDA) registration with the landowner. As a result, high rates need to be charged for the villas, which, after considering overheads and other charges, makes the project financially unviable for buyers. The promoter also confirmed that none of the 10 units in the project have been sold, no agreements for sale have been executed and no amounts have been collected from any individuals. Additionally, the promoter affirmed that they had cancelled the Joint Development Agreement with the landowner of the project, Shri Abdulla.
3. On the basis of the affidavit filed by the promoter, the Authority hereby decides to allow the request for cancellation of the project 'Auster Villas', which was registered before the Authority vide reference No. **K-RERA/PRJ/TSR/031/2024** dated 12.02.2024.
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/-

Dr B Sandhya  
Chairman (i/c)

True Copy / Forwarded by / Order

Secretary (Technical and Administration)  
Kerala Real Estate Regulatory Authority

13/12/24



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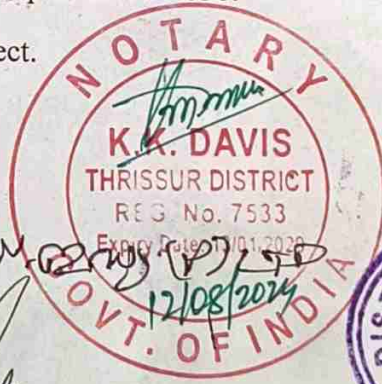
25AA 549859

**Affidavit filed before the Kerala Real Estate Regulatory Authority by A promoter an account of an application for cancellation / Deregistration of Registered Real Estate project.**

**(to be executed in Stamp paper worth Rs. 200/- and notarized)**

IRahul K S Managing Director promoter of M/s. Layora Builders India Pvt Ltd. a company incorporated under the Companies act, 2013 having office at 11/ Kozhiparambil house Adiyara Raman road, Ramavarnapuram, Thrissur 68063. Being the promoter of the project "Auster Villas" registered with the Kerala Real Estate Regulatory Authority vide registration No.K-RERA/PRJ/TSR/031/2024 do solemnly affirm, declare and undertake on oath as follows:

1. We submit that We are duly authorized to swear this affidavit.
2. We submit that Our project has been registered before the Kerala Real Estate Regulatory Authority and the said registration is valid up to 20-08-2030.
3. Here, enters the present status of the project.



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 റാമവർണ്ണപുരം  
 അയ്യന്തോൾ 37-30 നമ്പർ വെണ്ടർ  
 ഹൗസ് ഹാൻഡിന്റ്  
 12/8/24



കേരളം കേരल KERALA

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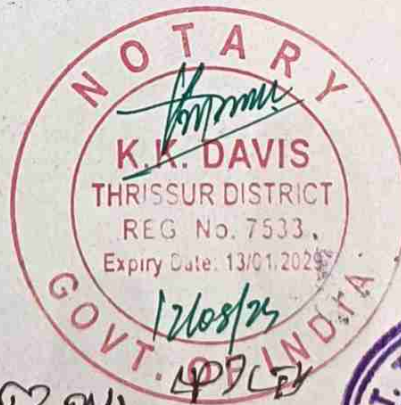
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“There was no progress in Physical as well as financial progress for the project as of now as its not feasible with respect to the market study, so we have not further proceeded with the same”

4. Here, enter the reasons for the dropping of the project

“The project is not feasible because of the high land value is calculated at the time of JDA registration with land owner due to which we are supposed to charge high rates to our villas after calculating the overheads & other charges it’s not financial viable to the buyers which result in no sale till now”.

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



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കുറിപ്പ്

സംയുക്തമായി 37-ാം നമ്പർ വെണ്ടൽ

പ്രൊജക്ട് റെഗിസ്ട്രേഷൻ

12/8/24

In the above-named project, the land owner is Shri Abdulla with whom we 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, We the promoter duly cancelled and extinguished the Joint Development Agreement executed with the land owner.

- 6. In the above-named project, there are 10 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.
- 7. I / we 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 Thrissur on the 12<sup>th</sup> day of August 2024

Deponent : RAHUL K.S

Name, Signature and Designation.

**Layora Builders India (P) Ltd.**

*Rahul K.S*  
**Managing Director**

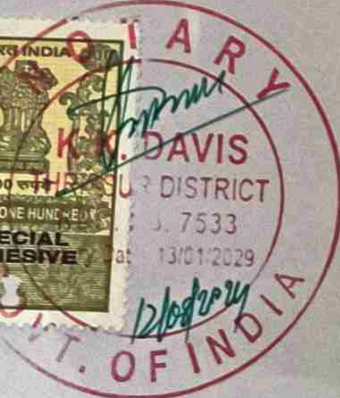
SWORN To Before Me

Notary

Witness: Name, address and signature

LATHA K.B, KOZHIPARAMBIL HOUSE, KUTTUMUKKU  
THRISUR.

*Latha K.B*



*K.K. DAVIS*  
**K.K. DAVIS**  
**ADVOCATE & NOTARY**  
ROLL No. K/480/89  
AYYANTHOLE, THRISUR-3, KERALA  
PH: 93 88 86 01 51