



**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/356/2021

Dated 24<sup>th</sup> December, 2024

Applicant /Promoter: M/s PVS Builders and Developers,  
KTC Building, YMCA Road,  
Kozhikode, Kerala- 673001

1. M/s PVS Builders and Developers, applied for the registration of the project '**Silver Oak**' located at Perumanna in Kozhikode District under Section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 15.12.2020 vide reference number **K-RERA/PRJ/331/2020**, under Section 5 of the Act,2016. The registration is valid up to 25.12.2024.

2. On 26.11.2024, the promoter submitted a request to cancel the registration of the project. The promoter also submitted an affidavit dated 11.12.2024, affirming that the construction work for the project has not yet started. The unprecedented challenges posed by the Covid-19 pandemic, including widespread economic disruption and market volatility, significantly hindered their ability to proceed with the project within the period of registration. Additionally, they affirmed that, out of 79 units, 6 units of the project were sold, and only one lakh rupee was collected from the customers, which was fully refunded. No sale agreements were executed.
3. On the basis of the affidavit filed by the promoter, the Authority hereby decides to allow the request for cancellation of the project ‘**Silver Oak**’, which was registered before the Authority vide reference No. **K-RERA/PRJ/331/2020** dated 15.12.2020.
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

30/12/24.

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NON JUDICIAL

₹ 200



₹ 200

കെ.എസ്.പി.കോടൻ  
GOVERNMENT OF KERALA  
e-Stamp

e-Stamp Serial Number : 20242500000192185

Verification Code : 343849980V

Govt. Reference No.(GRN)	: KL028882998202425E
Purpose	: Bond
Amount of Stamp Paper Purchased in Numeral	: ₹ 200
Amount of Stamp Paper Purchased in Words	: Rupees Two Hundred
Stamp Paper Purchased on	: 11/12/2024
First Party Name	: PV Nidhish
First Party Address	: Kasaba, Kozhikode
Second Party Name	: K R E R A
Second Party Address	: Thiruvananthapuram
Vendor Code & Name	: 16021822 - A B Prabitha
Treasury Code & Name	: 1602 - Additional Sub Treasury, Kozhikode

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Please write or type below this line

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.

I P.V.Nidhish, aged 54 years, S/o P.V.Chandran, Keralakala, Azchavattam, Mankav, Kozhikode 673 0Q7, Managing Partner of Promoter

**MANOHARAN. M**  
 ADVOCATE & NOTARY  
 Roll No. K1634/91, Reg. No. 21828  
 C.H. Tower, Feroke  
 Ph: 8139 86 8977



For PVS BUILDERS & DEVELOPERS

*[Signature]*  
 Mg. Partner  
 P.V. Nidhish



This can be verified by [https://www.estamp.treasury.kerala.gov.in/verification/verification\\_action/estampverification](https://www.estamp.treasury.kerala.gov.in/verification/verification_action/estampverification) using e-Stamp Serial Number and Verification Code.

In case of any discrepancy, please inform the competent authority.

A.B. PRABITHA  
 ACTING STAMP VENDOR  
 RC ROAD, CALICUT



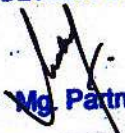
'M/s. PVS Builders & Developers', a partnership firm under the Indian Partnership Act, 1932 having office at KTC Building, YMCA Road, Kozhikode 673 001 being the promoter of the project 'Silver Oak' registered with the Kerala Real Estate Regulatory Authority vide registration No. K-RERA/PRJ/331/2020 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 our project has been registered before the Kerala Real Estate Regulatory Authority and the said registration is valid up to 25/12/2024.
3. I submit that the construction work of above apartment project building is not yet started.
4. The unprecedented challenges posed by the COVID-19 pandemic, including widespread economic disruption and market volatility significantly hindered our ability to proceed with the above-mentioned project within the RERA-approved registration period.
5. The above project is not a joint venture project.
6. In the above-named project, there are 79 (Seventy Nine) number of apartments. A total number of 6 (Six) units of the project were sold and only Rs.1,00,000/- (Rupees One Lakh only) each was collected from the customers which was fully refunded subsequently. No sale agreements were executed. Hence the claims in respect of the project of all the Allottees have been settled fully and finally to their satisfaction. Copies of ledger accounts of all the above Six customers are annexed here to this affidavit.

  
MANOHARAN. M  
ADVOCATE & NOTARY  
Roll No. K1634/91, Reg. No. 21828  
C.H. Tower, Feroke  
Ph: 8139 86 8977



For PVS BUILDERS & DEVELOPERS

  
P.V. Nidhish

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 do here by 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 11<sup>th</sup> day of December 2024.

Deponent

For PVS BUILDERS & DEVELOPERS

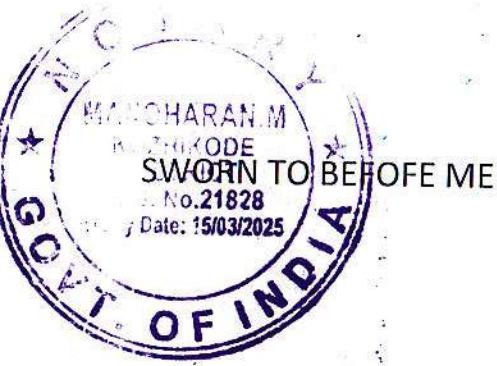
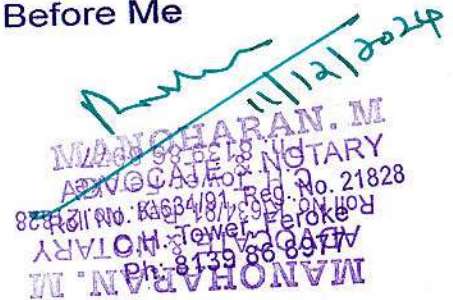
Mg. Partner

P.V.Nidhish



Executed and Signed Before Me

NOTARY



Witnesses:

1. Adv.Ben Joseph, Thayyil House, Paroppady  
Kozhikode, PIN: 673012

2. Anusree.M.K, Ai Bak Apartments, Chattipurakandi,  
Govindapuram, Kozhikode, PIN : 673 016

Executed and Signed Before Me

