



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: Dr. Asha Thomas, Chairperson

ORDER

No. T1/OL/085/2023

Dated 22nd May, 2025

Applicant /Promoter: The Kerala State Housing Board,
Housing Board Buildings, SS Kovil Road,
Santhinagar, Housing Board Buildings,
Thiruvananthapuram, Kerala- 695001

1. The Kerala State Housing Board, applied for the registration of the project '**KSHB HIBISCUS**' located at Padamughal Road, Vazhakkala in Eranakulam District under Section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 08.06.2023 vide reference number **K-RERA/PRJ/ERN/100/2023**, under Section 5 of the Act, 2016. The registration of the project expired on 15.04.2025.

2. After the expiry of the registration, the promoter submitted a request dated 16.04.2025 for deregistration of the project, along with an affidavit as required. The promoter affirmed that the present status of the project is 0% and that no development or construction work has commenced. The promoter has now decided to discontinue the project. It was further affirmed that none of the 6 apartments and 2 commercial units in the project have been sold, and no amount has been collected from any buyer or allottee. Additionally, no agreement for sale has been executed with any person or entity in relation to any unit in the said project.
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 '**KSHB HIBISCUS**', which was registered before the Authority vide reference No. **K-RERA/PRJ/ERN/100/2023** dated 08.06.2023
4. Accordingly, the webpage of the project in the portal of the Authority shall be indicated as Abandoned / De- Registered project. The promoter is also debarred permanently from accessing the webpage of this project.

Sd/-

Dr. Asha Thomas
Chairperson

True Copy / Forwarded by / Order



Secretary (Technical and Administration)
Kerala Real Estate Regulatory Authority

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JUDICIAL

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GOVERNMENT OF KERALA
e-Stamp

e-Stamp Serial Number : 202526000000346081

Verification Code : 318496094V

Govt. Reference No.(GRN)
Purpose

: KL002607787202526E

: Agreement or memorandum of an agreement - If
relating to public works or service level agreements.

Amount of Stamp Paper Purchased in Numeral

: ₹ 200

Amount of Stamp Paper Purchased in Words

: Rupees Two Hundred

Stamp Paper Purchased on

: 16/04/2025

First Party Name

: THE EXECUTIVE ENGINEER

First Party Address

: KERALA STATE HOUSING BOARD DIVISION OFFICE
KOCHI-682011

Second Party Name

: SECRETARY

Second Party Address

: (TECHADMIN) REAL ESTATE REGULATORY
AUTHORITY TC NO. 14, TRINITY CENTRE,
4354, KESAVADASAPURAM JCT. PATTON,
THIRUVANANTHAPURAM PIN-695004.

Vendor Code & Name

: 11102954 - KURSHITHA BEEGAM

Treasury Code & Name

: 1110 - Additional Sub Treasury, Ernakulam

Please write or type below this line

Vol. No...X.....

Page No...523.....

Sl. No...207.....

Date...19.4.25.....

RERA DEREGISTRATION

Affidavit filed before the Kerala Real Estate Regulatory Authority by a promoter on
account of an application for deregistration of a, registered real estate project.

I Ratheesh.S, Executive Engineer, Kerala State Housing Board, a body Corporate constituted under the provisions of the Kerala State Housing Board Act 1971 having its office at Ernakulam, being the promoter of the project '.....' KSHB HIBISCUS registered with the Kerala Real Estate Regulatory Authority vide registration No...K-RERA/PRJ/ERN/100/2023..... do solemnly affirm, declare and undertake on oath as follows:



This can be verified by

<https://www.estamp.treasury.kerala.gov.in/index.php/estamp>, search using e-Stamp
Serial Number and Verification Code.

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

K.A. ALEXANDER NOTARY
XL/121, GOVT. PRESS ROAD
COCHIN-11
MOB: 9846083160

KURSHITHA BEEGAM
Miff Court Stamp Vend
Ernakulam

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I submit that I am duly authorised to swear this affidavit.

I submit that the aforementioned project has been registered before the Kerala Real Estate Regulatory Authority and the said registration is valid upto 15/04/2025.

The present status of the project is that no development or construction work has commenced at the project site as of the date of this Affidavit.

The reason for the application for deregistration is that the construction work of the project has not yet started, and no amount has been collected from any buyer or allottee. Further, no 'Agreement for Sale' has been executed with any person or entity in relation to any unit in the said project.

This is not a joint venture project. In the above-named project, the Kerala State Housing Board is the sole owner of the property and also the promoter of the project. Therefore, the promoter and the landowner are the same legal entity.

In the above-named project, there are proposed **6 apartments and 2 commercial units**. However, no unit has been sold, no 'Agreement for Sale' has been executed, and no amount has been collected from any client or allottee.

I hereby attach the updated statements of the designated bank accounts, viz., the Master Collection Account and the Separate Account associated with the above project, showing no transaction or receipts from any client.

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 therefrom.

I solemnly affirm and sign this Affidavit at Ernakulam on this 19th day of April 2025.

Deponent

(Signature)

Name:

Designation: Executive Engineer, Kerala State Housing Board

Executive Engineer

Kerala State Housing Board

Ernakulam Division, Kochi - 11



Witnesses:

1. Name: Aswathy . K.V
Address: AEE, KSHB Ernakulam Division
Signature: [Signature]
2. Name: Arun . P. K.
Address: L.A.E. KSHB, EKM-DN
Signature: [Signature]



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19-4-2025
Signed before me