



**KERALA REAL ESTATE REGULATORY AUTHORITY**  
**Trinity Centre, Opposite Chaithanya Eye Hospital,**  
**Kesavadasapuram, Thiruvananthapuram. Pin- 695 004**  
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Phone: 0471 3501012

Present: Dr. Asha Thomas, Chairperson

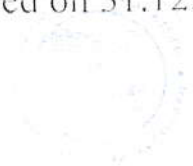
## **ORDER**

No. **T1/OL/159/2023**

Dated 22<sup>nd</sup> August, 2025

Applicant /Promoter: M/s Baben and Mathew Infra Private Limited,  
B and M infra Pvt. Ltd., 4th Floor, B and M  
Business Center, Mavelipuram, Kakkanad, ,  
Kanayannur, Ernakulam,  
Kerala- 682030

1. M/ Baben and Mathew Infra Private Limited, applied for the registration of the villa project '**Baleyam**' located at Mudickal, Marampilly in Ernakulam District under Section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 07.10.2023 vide reference number **K-RERA/PRJ/EKM/178/2023**, under Section 5 of the Act, 2016. The registration of the project expired on 31.12.2025.



2. Now, the promoter has submitted a request dated 05.05.2025 for the deregistration of the project, along with the required affidavit. The promoter affirmed that the present status of the project is 0%. He stated that the project was dropped due to a fall in the real estate market, and they were unable to sell or allot a single unit in the project. He also confirmed that there are 5 units in the project, and none of these units have been constructed, sold, or subjected to any Agreement for Sale with anyone, nor has any amount been collected from any person so far. Furthermore, the promoter affirmed that the landowner of the project, Shri Rear Admiral Balakrishnan Ravi Menon, had executed a Joint Development Agreement with them for the development of the said project. However, the said Joint Development Agreement has since been duly cancelled and extinguished.
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 '**Baleyam**', which was registered before the Authority vide reference No. **K-RERA/PRJ/EKM/178/2023** dated 07.10.2023.
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. Asha Thomas  
Chairperson

True Copy Forwarded by / Order

Secretary (Technical and Administration)  
Kerala Real Estate Regulatory Authority

