

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

www.rera.kerala.gov.in Email- [info.rera\(a\),kerala.gov.in](mailto:info.rera(a),kerala.gov.in)

Phone: 0471 3501012

Present: PH Kurian Chairman

ORDER

No. K-RERA/T1/OL/479/2021

Dated 8th May, 2023

Applicant /Promoter: *Mis Malabar Developers Pvt Ltd*,
Building No. 501-0,
Montana Estate,
Paingottupuram,
Peringolam PO,
Kozhikkode -673 571.
Email- info@nrnlabaradevelopers.com

1. *Mis Malabar Developers Pvt Ltd*, applied for the registration of the project '**Tulip Park**' at Kakooth, Perinthalmanna in Malappuram district under section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 28.01.2021 vide reference number **K-RERA/PRJ/047/2021**, under section 5 of the Act. The registration of the project was valid up to 30.09.2024.

2. The promoter of the project, ***Mis Malabar Developers Pvt Ltd*** has filed an application dated 16.12.2022 before the Authority requesting to cancel the registration of the project, stating that they are not in the position to execute the project. Hence, the Authority vide letter dated 10/02/023 directed the promoter to submit a detailed affidavit in this regard.

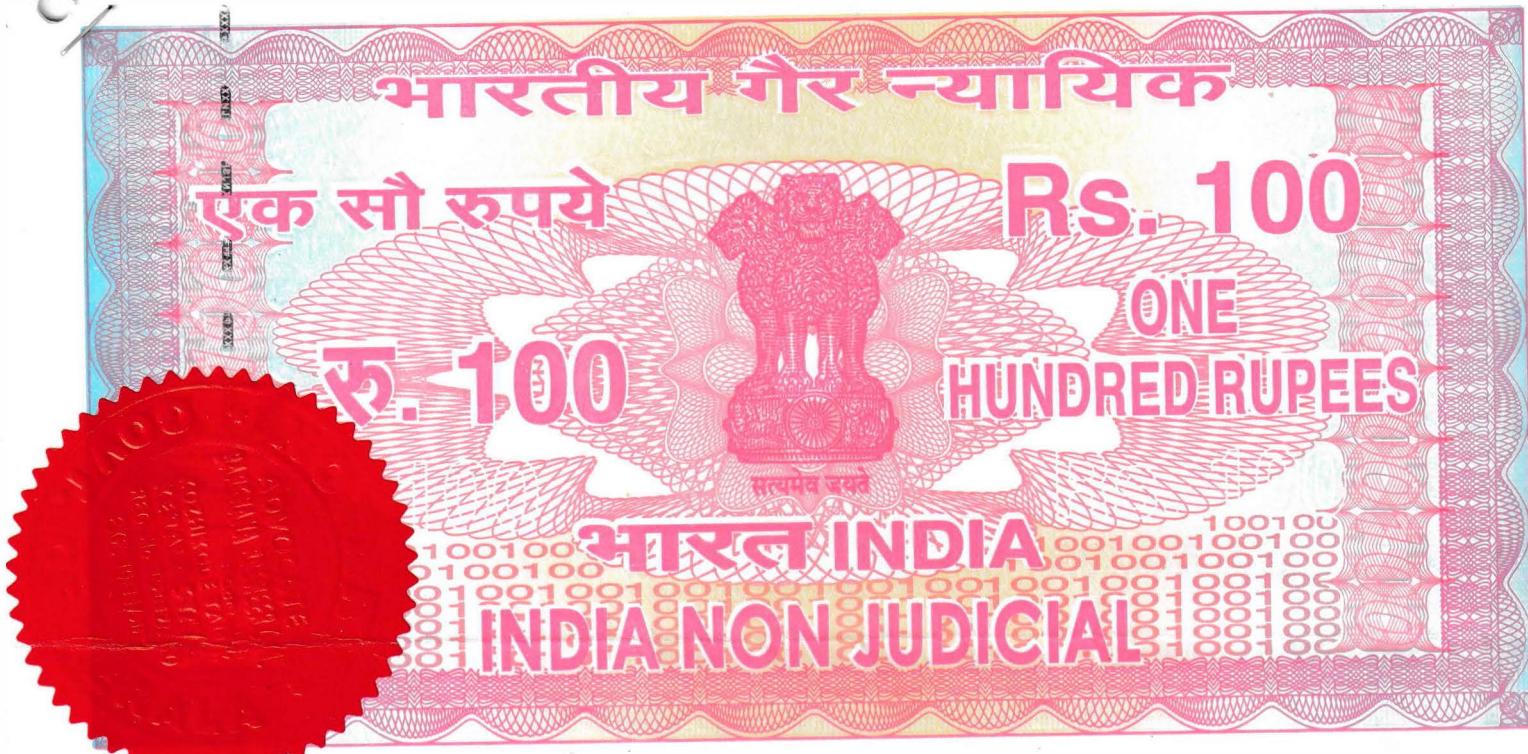
3. Shri. Abdul Yashir Adiraja authorised by the promoter submitted an affidavit cum declaration dated 25.03.2023 in which it is declared that the project '**Tulip Park**' registered under the Kerala Real Estate Regulatory Authority was abandoned as it was not financially viable and the poor sale progress. In the affidavit they affirmed that four allottees had filed application for allotment in the project with a token application money and they were refunded by the promoter. They further affirmed that they will not advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot or villa or building in the project.
4. On the basis of the request and the affidavit filed by the promoter the Authority decided to approve the request for de-registering the abandoned project '**Tulip Park**', which was registered before the Authority vide reference No. **K-RERA/PRJ/047/2021**.
5. Accordingly, the webpage of the project in the portal of the Authority will be indicated with ABANDONED/ Deregistered project. The promoter is also debarred permanently from accessing the webpage of this project.

Sd/-
 p H Kurian
 Chairman

True Copy I Forwarded by/ Order

Secretary (Technical and Administration)





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KERA UFFIDAVIT CUM DECLARATION OF

DK 671762

Mr. Abdul Yashir Adiraja [REDACTED] S/o P K Kunhimuhammed,
/ged 45 Years, residing at, Adi Rajas, North Avenue, Kannur Road, Nadakkavu
Post, 673011 duly authorized by the promoter, M/s Malabar Developers Pvt. Ltd.
By way of Board Resolution Dated 29/10/2019 -

1, Mr. Abdul Yashir Adiraja, duly authorized by the promoter, M/s. Malabar
Developers Pvt.Ltd. do hereby solemnly declare, undertake and state as under
that:

1. The project titled "Tulip Park" is located Perinthalmanna, Malappuram
for which development permit No. TPI BA(265650)/2019 dated
/ 2019 was issued by the Secretary, Perinthalmanna Municipality,
Malappuram.

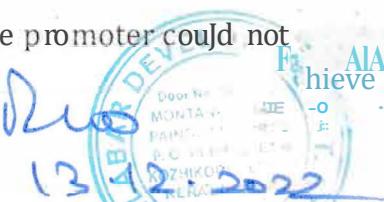
2. The aforesaid project "Tulip Park" has got registered under Kerala Real
Estate Regulatory Authority vide Registration Number
KREERA/PRJ/047/2021 dated 28.01.2021 and it is valid till 30.09.2024.

3. The promoter could not proceed with the project as it was not financially
viable and the promoter could not achieve the sale as expected.

AuthOrlsP.d Signatory

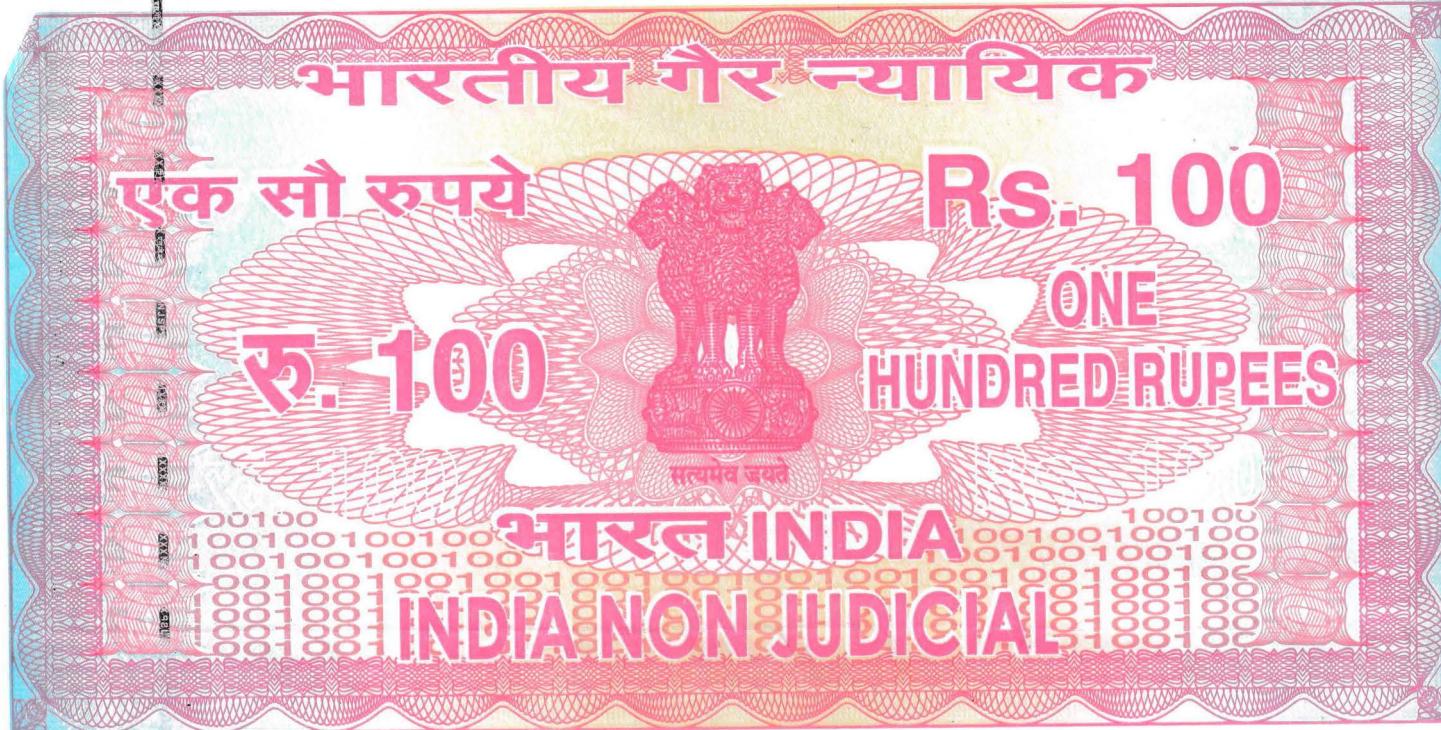


Date: _____
Name: BABU JOHN I. ACTING
STAMP VENDOR PALAYAM JN.
KALLAI ROAD, CALICUT



BARSHANA EASHEER R.M.
ADVOCATE & NOTARY
Barshana Easheer
Roll No: 949/K/2004, Reg. No: 3/2017/N.D.
CALICUT-20, KERALA STATE



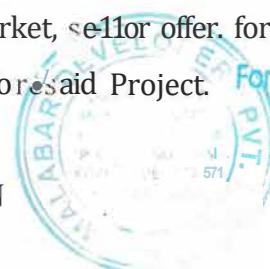
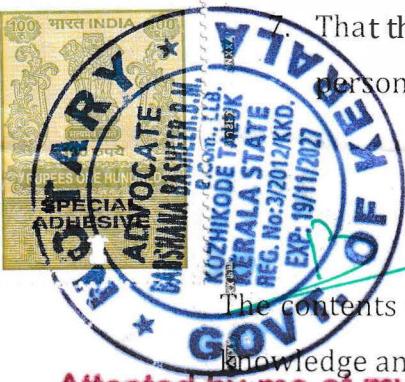


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DK 671761

4. There were Four (4) Allottees for the said project who had submitted application for allotment with a token application money. As we could not proceed with the said project the Promoter had refunded their application money.
5. Other than the above mention Allottees there are no other Allottees in the project as on this date.
6. The Promoter neither invites nor solicits any further application for allotment in the aforesaid Project.
7. That the Promoter will not advertise, market, sell or offer for sale or invite persons to invest in any manner in the aforesaid Project.

VERIFICATION



Authorised Signatory

The contents of my above Affidavit cum Declaration are true and correct to my knowledge and nothing material has been concealed by me therefrom.

Attested by me at my office at Calicut

on.....

Verified by me at Calicut on this 18th day of March 2023

For MALABAR DEVELOPERS PVT. LTD.



No: 2881	Value.....
Date:
Name:
BABU JOHN, ACTING STAMP VENDOR PALAYAM JN KALLAI ROAD, CALICUT	

BARSHANA EASHEER, B.M.
B.Com; LLB
ADVOCATE & NOTARY
(Govt. of Kerala)
Roll No: 9491K/2004, Reg. No: 3/2012/KKD
CALICUT-20, KERALA STATE

This has been entered in the NOTARIAL
REGISTER on Page No. 545 and
as per the serial No. 545 of 20.23

