



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: PH Kurian Chairman

ORDER
No. K-RERA/T3/2342/2024

Dated 17th October, 2024

Applicant /Promoter: M/s Marker Builders and Developers Pvt Ltd,
Vavas Mall,
Perinthalmanna,
Malappuram,
Kerala -679 322.

1. M/s. Marker Builders and Developers applied for the registration of the project '**Calicut M Square Phase I**' at Kuttikkattoor in Kozhikode Thaluk and District under Section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 05.07.2024 vide reference number **K-RERA/PRJ/KKD/131 /2024**, under Section 5 of the Act. The registration of the project is valid up to 31.12.2028.
2. Shri Mohammed Iqbal, the Managing Director of the Promoter company now submitted an application and affidavit to the Authority on September 9, 2024, requesting the cancellation of the project registration. He stated that the

company is unable to proceed with the project due to various reasons. In the affidavit, he confirmed that the project consists of 68 units/plots, none of which have been sold, and no sale agreements have been executed. Additionally, no funds have been collected from any party. He also affirmed that the joint development agreement with the landowner would be terminated upon cancellation of the project.

3. Based on the request and the affidavit filed by the promoter, the Authority hereby decided to approve the request of the promoter to cancel the project '**Calicut M Square Phase I**', which was registered before the Authority vide reference No. K-RERA/PRJ/KKD/131/2024.
4. Accordingly, the webpage of the project in the portal of the Authority will be indicated as the "ABANDONED / Deregistered" 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)

भारतीय रौप्यांशिक

बीस रुपये

₹.20

Rs.20

GOVERNMENT OF KERALA
REVALIDATED TO

Rs.100

(HUNDRED RUPEES)

TWENTY
RUPEES

16 SEP 2024
SIGNATURE OF THE OFFICER WITH DATE

INDIA NON JUDICIAL

KERALA REAL ESTATE REGULATORY AUTHORITY
Thiruvananthapuram

CA0020 करत KERALA

26AA 021428

18 SEP 2024

2534/24

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, Muhammed Iqbal, [REDACTED] aged 46 years,
S/o Aboobacker, Business, residing at Ambili (H), Perinthalmanna Post, Perinthalmanna
Village, Kakkoth Desam, Perinthalmanna Taluk of Malappuram District, The Managing
Director of **Marker Builders & Developers Private Limited** a company incorporated
under the Companies Act, 2013 having office at Vavas Mall, Perinthalmanna,
Malappuram, 679322, being the promoter of the project **Calicut M Square Phase - I**
registered with the Kerala Real Estate Regulatory Authority vide registration No. K-
RERA/PRJ/KKD/131/2024 do solemnly affirm, declare and undertake an oath as
follows:

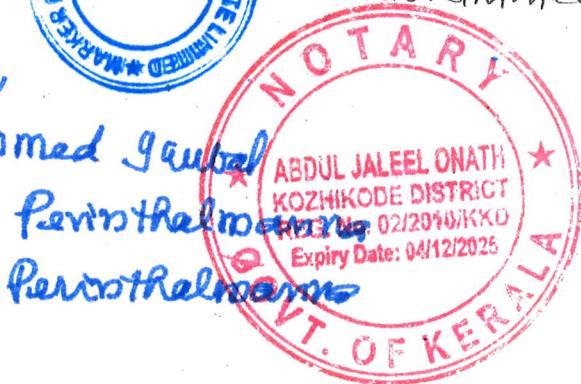
ABDUL JALEEL ONATH
ADVOCATE & NOTARY
KOZHIKODE DISTRICT
KERALA STATE

No: 130-6... \$100/
SOLD TO: Muhammed Iqbal
DATE: 16-09-2024
KOZHIKODE MUNISIPAL COURT
STAMP VENDOR
V.S. PARAMESWARAN



For MARKER BUILDERS & DEVELOPERS PRIVATE LIMITED

Muhammed Iqbal
DIRECTOR



भारतीय और न्यायिक

बीस रुपये

₹.20

Rs.20

GOVERNMENT OF KERALA

REVALIDATED TO

Rs. 100

(HUNDRED RUPEES)

Twenty

Rupees

Signature of the P.R.O.
Officer with Date

INDIA

INDIA NON JUDICIAL

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26AA 021429

- I submit that I am duly authorised to swear this affidavit.
- I submit that my project has been registered before the Kerala Real Estate Regulatory Authority and the said registration is valid up to 31st December 2028.
- All ongoing activities have been put on hold. It's important to note that the project had only reached the initial land development stage, with no further construction work undertaken.
- The project is being dropped by the promoter to optimize the design and features of the development.
- In the above-named project, the land owner is M/s. Habi Tech Builders India LLP with whom I 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 the promoter will duly cancel and extinguish the Joint Development Agreement executed with the land owner.

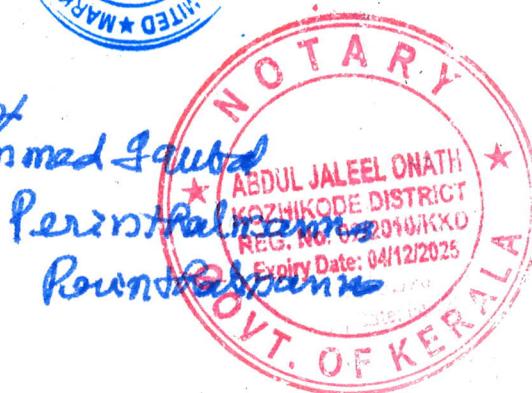
ABDUL JALEEL ONATH
ADVOCATE & NOTARY
KOZHIKODE DISTRICT
KERALA STATE



For MARKER BUILDERS & DEVELOPERS PRIVATE LIMITED

Mohammed Ali *[Signature]* DIRECTOR

No: 13097/1600
SOLD TO: *Mohammed Ali*
DATE: 9-9-2024
KOZHIKODE MUNISI'S COURT
STAMP VENDOR
V.S. PARAMESWARAN



6. In the above-named project, there are 68 number of plots. 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 hereby attach 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 declare that the withdrawal from the project is due to the downfall in the momentum of real estate market.
9. 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 there from.

I solemnly affirmed and signed at Kozhikode on the 09th day of September 2024.

For MARKER BUILDERS & DEVELOPERS PRIVATE LIMITED



Mohammed Iqbal
DIRECTOR

Deponent

Literate deponent personally known to me solemnly affirmed and signed before me at Calicut on 9-9-24


ABDUL JALEEL ONATH
ADVOCATE & NOTARY
KOZHIKODE DISTRICT
KERALA STATE

