



## KERALA REAL ESTATE REGULATORY AUTHORITY

Thiruvananthapuram. Pin- 695 004

[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in)

Present: Dr. Asha Thomas, Chairperson

### ORDER

No. T1/OL/222/2024

Dated 04<sup>th</sup> February, 2026

Applicant /Promoter: Shri. P Gopalakrishnan,  
Mahaneeya, Thikkoottathil,  
Road, Kanayannur, Ernakulam,  
Kerala- 682301



1. Shri. P Gopalakrishnan, applied for the registration of the plot development project '**Vasudha**' located at Kanayannur 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 05.11.2024 vide reference number K-RERA/PRJ/ERN/221/2024, under Section 5 of the Act,2016. The date of completion of the project is 30.11.2028.
2. The promoter has submitted a request dated 27.05.2025 seeking deregistration of the project, along with a duly sworn affidavit. In the affidavit, he stated that the entire property has been divided and demarcated into ten (10) housing plots and that no further development work has been carried out thereafter. He affirmed that none of the plots have been sold, no agreements for sale have been executed, and no amount has been collected from any prospective buyers or allottees. He further declared that the project is not a joint venture and that, due to his ill health, he is unable to continue with the project, which presently remains at a standstill. The promoter has also produced the cancellation certificates of the Master Collection Account and the Separate Account designated for the project, and has submitted the development permit cancellation certificate issued by the Amballoor Grama Panchayath, Ernakulam District.

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 'Vasudha', which was registered before the Authority vide reference No. **K-RERA/PRJ/ERN/221/02024** dated 05.11.2024. 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)i/c  
Kerala Real Estate Regulatory Authority

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NON JUDICIAL

₹200

₹200

കേരള സർക്കാർ  
GOVERNMENT OF KERALA

e-Stamp

e-Stamp Serial Number : 202526000001077119

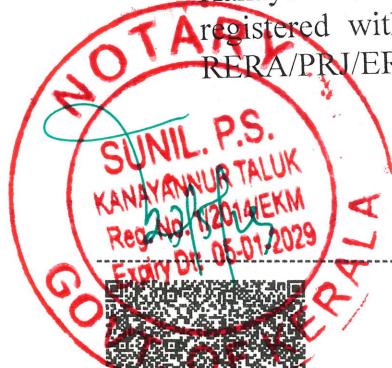
Verification Code : 142442805V

Govt. Reference No.(GRN)	: KL007804986202526E
Purpose	: Bond
Amount of Stamp Paper Purchased in Numeral	: ₹ 200
Amount of Stamp Paper Purchased in Words	: Rupees Two Hundred
Stamp Paper Purchased on	: 19/05/2025
First Party Name	: P GOPALAKRISHNAN
First Party Address	: MAHANEEYA THIKKOOTTATHIL, TRIPUNITHURA
Second Party Name	: CHAIRMAN
Second Party Address	: REAL ESTATE REGULATORY AUTHORITY, THIRUVANANTHAPURAM
Vendor Code & Name	: 11082155 - K A KRISHNAKUMAR
Treasury Code & Name	: 1108 - Sub Treasury, Tripunithura

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. GOPALAKRISHNAN (Parameswara Menon Gopalakrishnan) . S/o late Parameswara Menon , aged 81 years , 'Mahaneeya' , Thaikkoottathil house, Tripunithura Post , Pin – 682 310, Nadama village, Kanayannoor taluk, Ernakulam district, Kerala state . India promoter of M/s "Vasudha" housing scheme a proprietary concern having office at 'Mahaneeya' , Thaikkoottathil house, Tripunithura Post . Pin – 682 310, Nadama village. Kanayannoor taluk, Ernakulam district, Kerala state being the promoter of the project registered with the Kerala Rea Estate Regulatory Authority vide registration No. K-RERA/PRJ/ERN/221/2024 do solemnly affirm, declare and undertake on oath as follows .



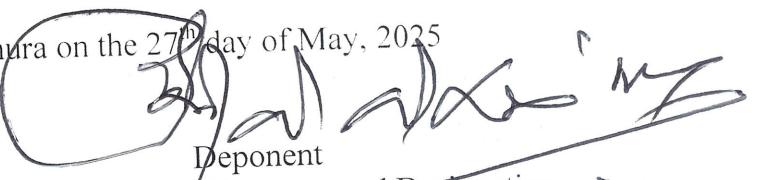
SUNIL. P. S.  
Notary (Kanayannur Taluk)  
8B, 2nd Floor, Jewel Arcade  
Layam Road, Ernakulam  
Kochi, Pin 682008  
This can be verified by  
smlawyer1985@gmail.com

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

K. A. KRISHNAKUMAR  
STAMP VENDOR, TRIPUNITHURA

1. I submit that I am duly authorised to swear this affidavit.
2. I submit that my project has been registered with the Kerala Real Estate Regulatory Authority and the said registration is valid for 5 year.
3. Entire property has been divided and demarcated into housing plots and no further.
4. I couldn't sell any of the 10 plots under the project and now due to my ill health I am unable to continue with the project and the project is now in stand still.
5. This is not a joint venture agreement  
In the above-named project, I the land owner Sri. P. Gopalakrishnan (Parameswara Menon Gopalakrishnan) following to the application for cancellation/deregistration of the project, I the promoter need to cancel the project.
6. In the above named project there are 10 number of proposed villas/plots/ commercial units . 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 attached the cancellation certificate of the designated bank accounts viz the Master Collection Account and the Separate Account connected with the above project.
8. I have also filed necessary application for cancellation in the Amballoor Panchayath in Ernakulam district.
8. 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 and no part of it is false and nothing material has been concealed there from.

I solemnly affirmed and signed at Tripunithura on the 27<sup>th</sup> day of May, 2025

  
Deponent  
Name, Signature and Designation

SWORN TO BEFORE ME

NOTARY

Witness: name , address and signature

Solemnly affirmed and Signed before  
me at my office at Ernakulam  
on this the 27<sup>th</sup> day of May, 2025

  
SUNIL. P. S.  
Notary (Kanayannur Taluk)  
8B, 2nd Floor, Jewel Arcade  
Layam Road, Ernakulam  
Kochi-11, Mob: 9447404548  
smlawchambers@gmail.com

Notarial Register No. 3851  
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Page No. 59

