

**KERALA REAL ESTATE REGULATORY AUTHORITY**

**Trinity Centre, Opposite Chaithanya Eye Hospital,  
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004**

[www.rera.kerala.gov.in](http://www.rera.kerala.gov.in) Email- [info.rera@kerala.gov.in](mailto:info.rera@kerala.gov.in)

Phone: 0471 3501012

Present: PH Kurian Chairman

No. K-RERA/T3/050/2023

Dated 3<sup>rd</sup> April, 2023

Applicant /Promoter: M/s Cheloor Property Development Projects Ltd,  
Plot No. 58, Senthil Andaver Street, Vadapalani,  
Thrissur, Kerala- 600026  
Email- [suresh@cheloor.com](mailto:suresh@cheloor.com)

**ORDER**

1. M/s Cheloor Property Development Projects Ltd, applied for the registration of the project '**Cheloor Green Terrace**' at Thrissur under section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 21.08.2020 vide registration number **K-RERA/PRJ/152/2020**, under section 5 of the Act. The registration of the project is valid up to 30.06.2024.
2. Now the promoter of the project, '**M/s Cheloor Property Development Projects Ltd**' filed an application dated 06.01.2023 before the Authority requesting to cancel the registration of the project, stating that the project was stopped due to Covid pandemic and the period to complete the project is not sufficient, hence they decided to cancel the project and take a new registration of this project with a new time span. Hence, the Authority vide letter dated 15/02/2023 directed the promoter to submit a detailed affidavit in this regard.

3. Dr. C.R Ramdas, Managing Director of the promoter company submitted a detailed affidavit cum declaration dated 23.02.2023 in which the promoter declared that the real estate project '**Cheloor Green Terrace**' registered under the Kerala Real Estate Regulatory Authority was stopped due to Covid pandemic situation. In the affidavit he affirmed that Rs. 100000/- (Rupees One Lakh Only) was collected as booking amount from a buyer. The buyer cancelled her booking and the amount collected was refunded. There were no further allottees in the project. They further submitted the audited accounts for the financial year 2020-21 and 2021-22 as per the direction of the Authority to confirm that no funds had been received from any other allottees.
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 '**Cheloor Green Terrace**', which was registered before the Authority vide reference No. **K-RERA/PRJ/152/2020**.
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/-

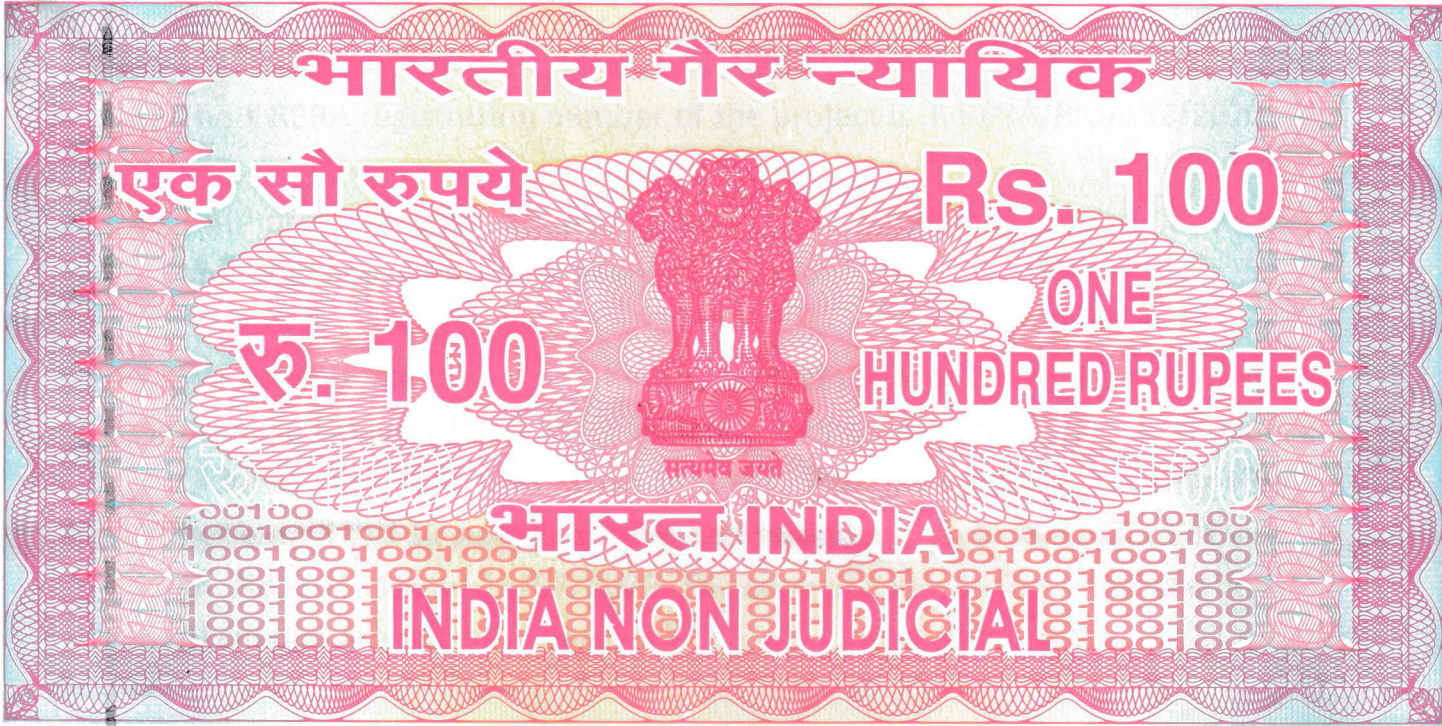
P H Kurian  
Chairman

True Copy/Forwarded by/Order

Secretary (Technical & Administration)







കേരളം KERALA

DP 929579

BEFORE THE KERALA REAL ESTATE REGULATORY AUTHORITY  
THIRUVANANDAPURAM

AFFIDAVIT

I Dr.C.R.Ramdas, 53 years, S/o Ravi Cheloor, residing at "Gokulam", Cheloor Mana, Opp: Jawahar Balabhavan, Chembukkavu, Thrissur-20 Managing Director of the company M/s Cheloor Property Development Projects Ltd., Thrissur do hereby solemnly affirms and state as follows:

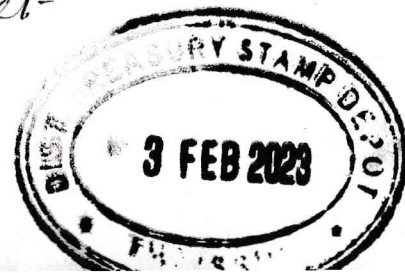
1. Cheloor Green Terrace is the apartment project having a permitted area of 5589.32 Sq.mm in Vilvattom Village, Thrissur Taluk, Thrissur District.
2. We had registered the project with K RERA.



S. No. 102141 Value Rs. 100/-  
Only sold to Sri / Smt. Cheloor Property Development Project-  
Ltd. PR.

ALICE VARGHESE, L.No: 40  
CIVIL STATION VENDOR  
THRISUR-3, KERALA STATE

10 FEB 2023

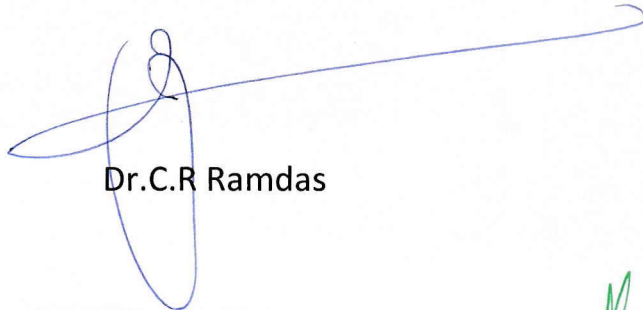




3. The K RERA registration number of the project is K RERA/PRJ/152/2020.
4. The project was stopped during the pandemic period due to unpredictable and unprecedented situation.
5. We haven't allotted any flat in the project Cheloor Green Terrace to any proposed buyer. We had collected booking amount of Rs. 1,00,000/- (Rupees One Lakh Only) from a buyer. She cancelled her booking vide her e-mail dtd 11 July, 2020. We had refunded the booking amount vide ch. No. 604241 dtd 15/07/2020. The copy of cancellation letter and copy of cheque are enclosed herewith.

The above facts are correct to the best of my knowledge and belief dated 23/Feb/2023.

Encl: Copy of cancellation letter dtd 11 July 2020  
Copy of cheque no. 604241 dtd 15/07/2020

  
Dr.C.R Ramdas

Solemnly affirmed and signed  
before me by the deponent on this the  
23rd day of FEB 2023  
at my office at Thiruvananthapuram

  
**K.K. DAVIS**  
ADVOCATE & NOTARY  
ROLL No. K/480/89  
Ayyanthole, Thrissur-3, Kerala  
PH: 93 88 96 01 51

