



**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. T1/OL/323/2021

Dated 9<sup>th</sup> September, 2023

Applicant /Promoter: M/s Dharmic Living Pvt Ltd.  
Door No. 62, 5<sup>th</sup> Floor, Time Square,  
ATT Colony, Balasundarm Road,  
Coimbatore South, Coimbatore  
Tamilnadu- 641 018.

**ORDER**

1. M/s Dharmic Living Pvt Ltd, applied for the registration of the project '**Victoria Realtors Swaram**' located at avannur in Thrissur District under section 3 of the Real Estate (Regulation and Development) Act, 2016 before this Authority. The Authority granted registration to the project on 24.06.2021 vide registration number **K-RERA/PRJ/TSR/025/2021**, under section 5 of the Act. The registration of the project is valid up to 12.12.2022.
2. Now the promoter of the project, '**M/s Dharmic Living Pvt Ltd**' filed an affidavit dated 29.03.2023 before the Authority requesting to cancel the registration of the project, stating that initially the promoter taken registration for the project Victoria Realtors Swaram (K-RERA/PRJ/TSR/025/2021) with

9 villas. Then the promoter took another registration for the same project Victoria Realtors Swaram Second Phase (K-RERA/PRJ/TSR/149/2022) by adding 25 more villas with a total of 34 villas including the first phase also and paid full registration fee for the entire 34 villa. The promoter also stated that common amenities are same for both the phases.

3. On the basis of the request and the affidavit filed by the promoter, the Authority decided to approve the request for de-registering the project '**Victoria Realtors Swaram**', which has registered before the Authority vide reference No. **K-RERA/PRJ/TSR/025/2021**.
4. Accordingly, the webpage of the project in the portal of the Authority will be indicated with "**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

*Shankar*

Secretary (Technical & Administration)

To,

M/s Dharmic Living Pvt Ltd.  
4F2, Block 1, Sobhanam,  
Parsn Sesh Nestle, Nanjundapuram Road,  
Coimbatore South, Coimbatore,  
Tamilnadu- 641 036



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DS 041571

AFFIDAVIT

No.DL/179/2022-23

Dt : 29.3.2023

To,

The Secretary  
Kerala Real Estate Regulatory Authority  
6th Floor  
Trinity Centre  
TC No.14/4354  
Kesavadasapuram, Pattom  
Thiruvanthapuram – 695004  
Kerala  
PH : 9400021337

Madam,

Sub : Form 6 submission for our project Victoria Realtors Swarm (Rera No. K-RERA/PRJ/TSR/025/2021)

Ref : Your email dated 29.03.2023 regarding explanation on non submission of Form 6

27074

Value: 100/-

Address to: Dharmic Living Pvt Ltd  
Coimbatore

*P. P. Phule*

REMYA. K.  
M. C. VENDOR (Temporary)  
PALAKKAD



With reference to your email dated 29.03.2023, we would like to bring to your kind attention the following:-

1. Initially we have taken Rera registration for our Swaram project as Victoria Realtors Swaram (Registration No. K-RERA/PRJ/TSR/025/2021).
2. At that time, we had taken the development permit for 9 plots only.
3. Then later, we have taken another Rera registration for our same project as Victoria Realtors Swaram Second Phase (Registration No. K-RERA/PRJ/TSR/149/2022).
4. Due to lack of knowledge in the matter, in the above mentioned second Rera registration, we have included the first phase plots also and paid the full amount for total plots in the project.
5. We would like to inform you that the amenities like road and other facilities, etc are common for first and second phase allottees.

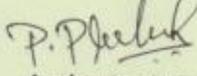
Due to above mentioned reasons, we kindly request you to cancel the Victoria Realtors Swaram (Registration No. K-RERA/PRJ/TSR/025/2021) registration immediately.

We note to submit the building completion for the first phase immediately.

Also kindly request you to change the date of completion for the total project as per for the second phase.

Thanks and regards,

Yours faithfully,

  
Authorised Signatory  
Dharmic Living Pvt Ltd