



KERALA REAL ESTATE REGULATORY AUTHORITY

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

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Phone: 94976 80600

No: K-RERA/T3/ 102/2020

Dated: 19.09.2023

ORDER

Sub: K-RERA –deregistration / cancellation of registered projects - Direction to file notarised affidavit in stamp paper – details to be incorporated in the affidavit- reg: -

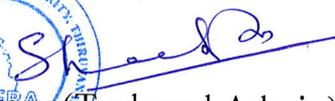
The Authority in exercise of the powers conferred under Section 37 of the Real Estate (Regulation & Development) Act, 2016, is hereby issued the following **model form** of affidavit to give a uniformity and to remove the ambiguities while drafting and filing of the affidavits before the Authority in connection with the cancellation / deregistration of registered real estate projects.

The promoter while filing a request for the cancellation or deregistration of a registered real estate project along with the affidavit, they shall adhere to the contents of the model form.

Sd/-
Member I

Sd/-
Member II

Sd/-
Chairman

Issued By:

Secretary (Tech and Admin)





Model Form

**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.**

(To be executed in stamp paper worth Rs. 200/- and notarised)

I / We Director / Designated Partner /
Proprietor / promoter of 'M/s.'
a company incorporated under the Companies Act, 2013 / a limited liability
partnership incorporated under the Limited Liability Partnership Act, 2008 / a
partnership firm under the Indian Partnership Act, 1932 / sole partnership having
office at being the promoter of the project '.....
.....' registered with the Kerala Real Estate Regulatory Authority vide
registration No. do solemnly affirm, declare and
undertake on oath as follows:

1. I / We submit that I / We /am / are duly authorised to swear this affidavit.
2. I / We submit that our /my project has been registered before the Kerala Real Estate Regulatory Authority and the said registration is valid up to
3. *Here, enter the present status of the project.*
4. *Here, enter the reasons for the dropping of the project.*
5. *If it is a joint venture agreement, ie the promoter and land owners are separate persons / entities.*

In the above-named project, the land owner is Shri / Smt./ M/s.....
..... with whom I / we have executed a joint venture
agreement / collaboration agreement with reference to the development of the said
project. Following to the application for cancellation / deregistration of the
project, I / We the promoter duly cancelled and extinguished the Collaboration
Agreement / Joint Development Agreement / Triparty Agreement / Development
Agreement executed with the land owner.

6. In the above-named project, there are number of apartments / 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.

or

In the above-named project, there are number of apartments /villas / commercial units. A total number of units of the project have been sold, but the claims in respect of the project of all the allottees have been settled fully and finally to their satisfaction and the agreements executed with them have been duly cancelled / extinguished. The no objection certificates from all the allottees are annexed here to this affidavit.

7. I / We hereby attached the updated statements of the designated bank accounts viz the **Master Collection Account** and the **Separate Account** connected with the above project.

8. I / We do hereby state and verify that the contents of this Affidavit are true and correct to the best of my / our knowledge, information and belief, no part of it is false and nothing material has been concealed there from.

I solemnly affirmed and signed at on the day of

Deponent
Name, Signature and Designation.

SWORN TO BEFORE ME

NOTARY

Witness: Name, address and signature