

ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ,

Karnataka Real Estate Regulatory Authority,
1/14, 2nd Floor, Silver Jubilee Block, Unity Building Backside, CSI Compound,
3rd Cross, Mission Road, Bengaluru-560027

PROCEEDINGS OF THE AUTHORITY BEFORE BENCH-4

Dated 13th September 2022

Present

SHRI. H.C. KISHORE CHANDRA, CHAIRMAN

COMPLAINT No: CMP/UR /181211/0001744

COMPLAINANT....

Purnima Siddu Bekud
236/B, Mahadev Arcade
Shaniwar Khoot
Belagavi-590001

**(Represented by Mr. K.N.
Salagavi, Advocate)**

V/S

RESPONDENT.....

Pradeep Raghunath Maduskar
M/s Subh Labh Developer
Flat No; F-2, Datta Krupa Apartment
II Main, II Cross,
Sadashivanagar,
Belagavi-590001.

(Rep. by Mr. S.A. Saboor, advocate)

INTERIM ORDER

Mrs. **Purnima Siddu Bekud** has filed a complaint against the Respondent **Pradeep Raghunath Maduskar**. The Promoter **M/s SUBH LABH DEVELOPERS** has developed a project called "**GOURIJ-II**" constructed in CTS No. 10954 out of R.S. 1365A/1B, II Main, 9th Cross, Sadashivanagar, Belgaum.

This complaint is registered in **CMP/UR /181211/0001744**.

This project is not a registered project.



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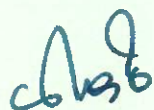
Karnataka Real Estate Regulatory Authority,

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2. The gist of the complaint is that the complainant has purchased a Flat No;2 in the project known as "GOURIJ-II" under the registered sale deed dated 26.08.2016 executed by respondent/builder on payment of EMI of Rs.26,500/- per month by raising loan from State Bank of India. The builder has assured the buyer that he will provide all necessary facilities and complete the project work within 6 months but has failed to keep up his promise as the project work is still incomplete. The complainant further claimed that the builder has neither completed the civil work nor has provided other basic amenities such as drinking water, separate electricity meter, lift, cement plastering, parking tiles to the said flat as was promised at the time of execution of the sale deed dated 26.8.2016 and sought for compensation from the respondent to pay bank interest @ 18% on the loan amount of Rs.25,00,00/- raised by her from State Bank of India towards the purchase of the said flat. Hence this complaint.

3. After registration of the complaint, notices from this Authority have been sent for both complainants and respondent to appear before this Authority and to make their submission. The complainant has made written submissions whereas the respondent has failed to appear before this Authority despite several notices were sent to him on 10/06/2022, 20/06/2022, 01/07/2022, 15/07/2022, 19/08/2022 and 12.09.2022.

04. In support of the claim, the complainant has furnished the following documents such as (a) Registered sale deed dated 26.08.2016, (b) CTS extract No: 10954 of Sadashiv Nagar, Belagavi, (c) Loan statement of SBI, Belagavi 27/01/2017 (d) property tax assessment extract 2017-18, (e) tax paid receipt dated 03/08/2017 (f) Photographs of Building.



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05.Keeping further issues, the following order is passed.

ORDER

The Respondent is hereby directed to register the project under RERA immediately under section 3 of the Real Estate (Regulation and Development) Act, 2016.


(H.C. Kishore Chandra)
Chairman
K-RERA



THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
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