

ಕರ್ನಾಟಕ ರಿಯಲ್‌ಎಸ್ಟೇಟ್ 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 23rd September 2022

Present

SHRI. H.C. KISHORE CHANDRA, CHAIRMAN

COMPLAINT No: CMP/UR /211022/0008466

COMPLAINANT....

K. Chandran Nair

D-3001, Sobha Silicon Oasis
Off Hosur Road
Beratena Agrahara
Electronic City
Bengaluru-560 100

(represented by Advocate)

V/S

RESPONDENT.....

**Central Government Telecom
Railway & IT Employees House
Building Co-operative Society
#4/5, 2nd Floor, Thimmaiah Garden
H.D. Devegowda Petrol Bunk
R.T. Nagar, Bengaluru-560032**

(Rep. by Advocate)

INTERIM ORDER

1. Mr. K. Chandran Nair had filed a complaint against the respondent promoter of **Central Government Telecom Railway & IT Employees House Building Co-operative Society**. The promoter has developed a project called "**Telecom Smart City**" in the limits of Bagaluru Budhigere

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Karnataka Real Estate Regulatory Authority,

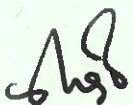
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Somathahalli Village near Cargo Road. This complaint is registered in CMP/UR /211022/0008466. This project is not a registered project.

2. The gist of the complaint is that the complainant herein booked a site measuring 40 x 60 (2400 sq.ft.) in the proposed project known as "**Telecom Smart City**" on 13.01.2018 by making initial payment of Rs.5,12,000/- towards admission fee, share fee, application fee and first instalment of site deposit to the promoter/respondent. The complainant claimed that he received intimation from the promoter for making further instalments but the promoter evaded him updates of the project. The complainant further claimed that he has made total payment of Rs.10,21,000/- to the respondent. The complainant alleges that the project was stalled since last two years and the promoter gave unreasonable excuses claiming that the project is still in process of getting approvals. Having lost confidence with the promoter, the complainant decided to cancel his site booking due to undue delay in the commencement of the project. The complainant has sought relief of payment of compensation and interest on the site deposit collected. Hence the 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 submissions. The case was heard before this Authority on 19/08/2022 and 19.09.2022. Both the complainant and respondents were present during the proceedings of the Authority through their respective counsels.

4. This project has not been registered under RERA. At this stage, it is just a necessary to pass an interim order directing the promoter to get registered the project immediately. In due course, action will be initiated against the



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promoter as required under Section 59 of the Act for violation of Section-4 of the Real Estate (Regulation and Development) Act, 2016. Hence, I am of the opinion that it is necessary to pass an interim order directing the respondent/promoter to register the project immediately under RERA.

INTERIM ORDER

The respondent/promoter, Central Government Telecom Railway and IT Employees House Building Co-operative Society is hereby directed to register the project under RERA immediately under section 3 of the Real Estate (Regulation and Development) Act, 2016, within two weeks from the date of this order.


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

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5800 S. UNIVERSITY AVENUE
CHICAGO, ILLINOIS 60637

TO: [Name]
FROM: [Name]
SUBJECT: [Subject]

DATE: [Date]

[Main body of the letter containing the message]

[Signature]