

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 6th October 2022

Present

SHRI. H.C. KISHORE CHANDRA, CHAIRMAN

COMPLAINT No: CMP/UR /201029/0006978

COMPLAINANT....

Vimal Kumar L.
No: 16/3/2, 1st Main
Marenahalli
Vijayanagar
Bengaluru-560 040.

(In person)

V/S

RESPONDENT.....

Keshava K
M/s Maxworth Realty
India Limited
KMP House, #12/2
Yamuna Bai Road
Madhavanagar
Bengaluru-560 001.

**(represented by Mr.Shivann,
Advocate)**

INTERIM ORDER

1. Mr. Vimal Kumar L. had filed a complaint against the respondent/ promoter of "M/s Maxworth Realty India Limited". The promoter has developed a

Asst

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

project known as “ **Max Marvel-Phase III.**” This complaint is registered in complaint No. **CMP/UR /201029/0006978.**

2. This project is not a registered project.
3. The gist of the complaint is that the complainant herein had made booking on 03.12.2012 towards the purchase of flat. It is submitted that he had paid an amount of Rs.2,01,600/- (Rs.1,00,000 on 8th December 2012 and Rs.1,01,600 on 27th April 2013) to the respondent. It is submitted by the complainant that the sale deed in this regard was supposed to be completed in 6 months i.e. by 04.01.2015. It is submitted that, in the meanwhile, the complainant has requested for cancellation and sought for refund of amount. It is contended by the complainant that despite several emails, visits follow-ups with the developer, the developer is yet to refund his amount.
4. It is further submitted by the complainant that on 30.01.2016, the developer has committed to refund the same but so far he has not received any refund from the developer. Hence this complaint.
5. After registration of the complaint, in pursuance of notice served, respondent had abstained from appearance before the Authority during the proceedings held on 29/07/2022, 19/08/2022, 30/08/2022, 13/09/2022 and on 30/09/2022 whereas the complainant has attended the proceedings on 13/09/2022 and 30/09/2022.



 2

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

6. 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. Action should be initiated against the 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, M/s Maxworth Realty India Limited, KMP House, #12/2, Yamuna Bai Road, Madhavanagar, Bengaluru-560 001 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

MEMORANDUM FOR THE RECORD

EXPERIMENTAL

RESULTS

Signature

Date