

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 17th October 2022

Present

SHRI. H.C. KISHORE CHANDRA, CHAIRMAN

COMPLAINT No: CMP/UR / 190625/0003328

COMPLAINANT....

Deepika Pathak
C/o Smt. Mira Pathak
Nirala Nagar
Siwan
Bihar-841226

**(represented by Mr.Santosh GR
Mr. Girish BN, advocates)**

V/S

RESPONDENT.....

Dreamz Indra India Limited
No.577/B, 2nd Floor, Outer
Ring Road, Teachers Colony
Koramangala
Bengalure-560 034.
(exparte)

INTERIM ORDER

1. Ms.Deepika Pathak had filed a complaint under section 31 of the RERA against, the respondent/ promoter of “**Dreams Infra India Limited**”. The promoter has developed a project known as “**Dreamz Saakar**” in the limits of Sy.No: 130/3, Horamavu Village, Krishnarajapuram Hobli, Bangalore

AS

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Karnataka Real Estate Regulatory Authority,
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East Taluk. This complaint is registered in complaint No. **CMP/UR**
/190625/0003328.

2. This project has not been registered under RERA.
3. The gist of the complaint is that the complainant herein entered into a memorandum of understanding dated 01.08.2016 for the purchase of an undivided share measuring 1375 Sq.ft. SBA in the land situated at Sy.No. 130/3 measuring 33 guntas at Horamavu Village, Krishnarajapuram Hobli, Bangalore East Taluk, Bangalore District. The complainant had paid an amount of Rs.8,70,000/- on different dates. As per the agreement, the respondent/promoters is endeavor to hand over the possession of the unit within 30 months including grace period. But still there is no development in the project and there is no chances of possession. The complainant tried to reach the respondent/promoter, but there is no news about the promoter. The complainant sought intervention of this Hon'ble Authority in getting the full refund with interest. Hence, this complaint.
4. After registration of the complaint, in pursuance of notice served, respondent had abstained from appearance before the Authority during the proceedings held on 25/07/2022, 19/08/2022, 02/09/2022, 23/09/2022 and on 14/10/2022, whereas the counsel for the complainant did appear before this Authority except on 02/09/2022.
5. In support of his claim, both the complainants and respondent have not submitted any supportive documents.



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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-3 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, **Dreamz Infra India Limited**, No: 577/B, 2nd Floor, Outer Ring Road, Teachers Colony, Koramangala, Bengaluru-560 034 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

