

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 /211029/0008500

COMPLAINANT.....

B. Someswara Rao
#C310, Sumadhura Sundoval
Vibzor School Road
Kundanally Gate,
Marath Halli
Bengaluru-560 066.

(In person)

V/S

RESPONDENT.....

Splendid Projects
Sy.No: 119/5, Pattandur
Agrahara Village
Krishnarajapuram Hobli
Bengaluru South Taluk
(exparte)

INTERIM ORDER

1. Mr. B. Someshwara Rao had filed a complaint under section 31 of the RERA against Mr. **Mansur Hussain**, the respondent/ promoter of "**Splendid**



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Projects". The promoter has developed a project known as "**Splendid times Square**" in the limits of Sy.No. 119/5, situated at Pattandur Agrahara Village, Krishnarajapuram Hobli, Bengaluru South Taluk. This complaint is registered in complaint No. **CMP/UR /211029/0008500**.

2. This project has not been registered under RERA.
3. The gist of the complaint is that the complainant herein entered into agreement of sale on 04/01/2013 towards the purchase of a unit bearing No. G-138 for a sale consideration of Rs.45,000/-. As per their promise, the respondent is endeavor to hand over the possession of the unit on or before December 2015 including grace period. But still the project is not completed. It is contended that the promoter cheated all prospective buyers by taking advantage of the COVID 19 which is not an exclusive because completion should be given before COVID 19. The complainant sought relief from RERA for completion and handing over the possession within 6 months besides directions to the respondent to register the project under RERA. 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 04/07/2022, 29/07/2022, 23/09/2022 and on 14/10/2022, whereas the complainant did appear before this Authority and was granted exemption from appearance on 14/10/2022.

5. In support of his claim, the complainant has produced documents such as Agreement of sale dated 4th January 2013.



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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, Splendid Times Square, Sy.No: 119/5, Pattandur Agrahara Village, Krishnarajapuram Hobli, Bengaluru South Taluk 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

STATE OF CALIFORNIA

Department of Industrial Relations

Division of Labor Standards Enforcement

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