

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 18th October 2022

Present

SHRI. H.C. KISHORE CHANDRA, CHAIRMAN

COMPLAINT No: CMP/UR /190804/0003819

COMPLAINANT....

Sanjeev Kumar

B1-506 SNN Raj Serenity
Begur Koppa Main Road
Yellanahalli
Bengaluru -560 068

(In person)

V/S

RESPONDENT.....

M/s Alpha Developers

No: 5, East Primary School
Central Township
Marathahalli Post
Bengaluru-560 037.

(exparte)

INTERIM ORDER

1. Mr. Sanjeev Kumar had filed a complaint under section 31 of the RERA against, the respondent/ promoter of “Alpha Developers”. The promoter has developed a project known as “Alpha RJ Layout” in the limits of Harohalli Village, Anugondanahalli Village, Hoskote Taluk, Bangalore Rural

Ans

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District. 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 had purchased a BMRDA site in November 2010 situated at Harohalli Village, Anugondanahalli Hobli, Hoskote Taluk, Bengalore Rural District. He has paid the entire sale consideration of Rs.7,23,000/- to the developer but the site was not registered in favour of him. The complainant suspect that there can be multiple registration/agreement for one land. He contend that the builder does not have money to repay to buyers and other BMRDA officials. He has availed loan by pledging land from local at 3% per month. The builder does not have money to clear the dues. The complainant sought relief from to resolve issues of actual first land owner of land and registration of BMRDA land. 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 26/06/2022, 01/08/2022, 23/09/2022, and on 17/10/2022, 23/09/2022 and on 14/10/2022, whereas the complainant did appear before this Authority during the proceeding held on 01/08/2022 and on 23/09/2022.
5. In support of his claim, the complainant has produced documents such as Agreement of sale dated 15th January 2013.

Agg

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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, **M/S Alpha Developers**, No:5, Opp: HAL East Primary School, Maratha Halli, Bengaluru-560 037 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

