

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**

**Dated 17<sup>th</sup> October 2022**

**COMPLAINT No: CMP/UR /190115/0001874**

**COMPLAINANT....**

**Varsha Balusa**  
Flat No. B-506,  
Sree Mahalakshmi Meadows  
H.No: 6-1-72  
Telengana  
**Hyderabad-500 004**

**(represented by Mr. Govindraj  
Muthyalu, Authorized  
Representative) )**

**V/S**

**RESPONDENT.....**

**M/s Expat Projects Bangalore**  
Holdings Private Limited  
2<sup>nd</sup> Floor, Shobha Pearl,  
No.1, Commissariat Road  
Bengaluru-560 025

**((represented by Uday Shankar  
Associates, Advocates**

**INTERIM ORDER**

1. Mrs. Varsha Balusa had filed a complaint against Mr. Ebenezer Devasahayam, the respondent promoter of "**Expat Projects Bangalore Holdings Private Limited**". The promoter has developed a project known

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Karnataka Real Estate Regulatory Authority,

# 1/14, 2nd Floor, Silver Jubilee Block, Unity Building Backside, CSI Compound,  
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as “ **Expat Central – The Hub**” in the limits of Avadadenahalli & Arvantigepura Village of Anekal Taluk in Bangalore Urban District.

2. This project is not registered under RERA.
3. The gist of the complaint is that the complainant herein had booked a flat of 2 BHK residential apartment having saleable area of 900 Sq.ft and carpet area of 630 sq.ft. by. She has paid entire sale consideration of Rs.13,74,7505/- towards the cost of the said flat on 8<sup>th</sup> December 2014, which was duly acknowledged by the respondent/promoter. The promoter is obligated to hand over the possession of the said flat by January 2015 with a grace period of 6 months. Despite several follow ups till now, the project is not launched and the developer has refused to refund principal amount along with interest thereupon. The complainant sought intervention of the Authority to resolve this issue for a relief of refund amount with interest. Hence this complaint.
4. After registration of the complaint, in pursuance of notice served, the respondent has appeared before this Authority through his counsel Mr. Uday Shankar R.M. and filed objections.
5. In support of his claim, the complainant has not submitted any documents.
6. In support of defence, the respondent has produced documents such as (a) Letter of Intent dated 8<sup>th</sup> December 2014 with respect to purchase of residential unit in the project “Expat Central – The Hub” (b) E-mail dated 16.02.2016 sent by the respondent to the complainant.

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ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ,

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7. 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, we are of the opinion that it is necessary to pass an interim order directing the respondent/promoter to register the project immediately under RERA.

8. On consideration of the submissions of the complainants, the following order is passed.

**INTERIM ORDER**

The Respondent/Promoter M/s Expat Projects Bangalore Holdings Private Limited, 2<sup>nd</sup> Floor, Shobha Pearl, No.1, Commissariat Road, Bengaluru-560 025 is hereby directed to register the project under RERA immediately under section 3 of the Real Estate (Regulation and Development) Act, 2016, in two weeks from the date of receipt of this order.

  
(D. Vishnuvardhana Reddy)  
Member-1  
K-RERA

  
(Neelmani N Raju)  
Member-2  
K-RERA

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

MEMORANDUM FOR THE RECORD

DATE: 10/15/64  
TO: SAC, NEW YORK  
FROM: SAC, NEW YORK

On 10/15/64, [Name] advised that [Name] had been contacted by [Name] who stated that [Name] was planning to travel to New York on 10/16/64. [Name] stated that [Name] was currently residing at [Address]. [Name] stated that [Name] was currently employed by [Company]. [Name] stated that [Name] was currently residing at [Address]. [Name] stated that [Name] was currently employed by [Company]. [Name] stated that [Name] was currently residing at [Address]. [Name] stated that [Name] was currently employed by [Company].

On 10/15/64, [Name] advised that [Name] had been contacted by [Name] who stated that [Name] was planning to travel to New York on 10/16/64. [Name] stated that [Name] was currently residing at [Address]. [Name] stated that [Name] was currently employed by [Company]. [Name] stated that [Name] was currently residing at [Address]. [Name] stated that [Name] was currently employed by [Company].

ADMINISTRATIVE

The Bureau is advised that [Name] is currently residing at [Address]. [Name] is currently employed by [Company]. [Name] is currently residing at [Address]. [Name] is currently employed by [Company]. [Name] is currently residing at [Address]. [Name] is currently employed by [Company]. [Name] is currently residing at [Address]. [Name] is currently employed by [Company]. [Name] is currently residing at [Address]. [Name] is currently employed by [Company].

*[Signature]*  
Special Agent in Charge  
New York  
10/15/64

*[Signature]*  
Special Agent in Charge  
New York  
10/15/64

*[Signature]*  
Special Agent in Charge  
New York  
10/15/64