

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 29th November 2022

COMPLAINT No: CMP/UR /171213/0000326

COMPLAINANT....

**Woodsville Residents and
Plot Owners Welfare
Association**

No. 47, 7th Main
14th Cross, Wilson Garden
Bengaluru-560 030.

(In person)

V/S

RESPONDENTS.....

**Chandra Mohan Bhalla
& Prateek Kumar**

Synergy House, Opp:
Kendriya Vidyalaya
Venkatala NH & Airport
Road, **Bengaluru-560064.**

**(represented by Mr.T.
Prakash, advocate)**

INTERIM ORDER

1. The complainant Woodsville Residents and Plot Owners Welfare Association had filed a complaint under section 31 of Real Estate (Regulation and Development) Act, 2016 against the project “ **Woodsville Projects**” developed by “ **M/s Synergyone Marketing Private Limited**” in the limits of Anekal Taluk, Attibele Hobli, M. Medahalli and Kasaba Hobli, Thattahalli

das

Prakash

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Village, Bengaluru Rural for the relief of direction to the respondent to complete the project.

2. This project is not registered in RERA.

3. The gist of the complaint is that the respondent should resolve the following issues of the complainant association.

1. Approval papers from BMRDA for withheld 40% plots I Phase-I
2. Memo & articles of Association of Woodsville together with Board resolution authorizing the signatory to execute sale deeds and sign all other related and relevant documents.
3. Swapping of plots from phase II to Phase I
4. No increase in rate per sq.ft applicable to receipt holders
5. The case of villa applicants & partly constructed villas
6. Disputed sites
7. Written commitment from Woodsville for completing construction of all amenities as agreed upon by them and payment towards the \ Same after handing them over to the Association.
8. Appointment of a team by Valmark to cater to the needs of Woodsville investors so that willing customers can inter act with them and go ahead with registrations.
9. To complete the project.

4. Hence, this complaint.

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5. After registration of the complaint, in pursuance of notice served, the respondents have appeared before this Authority during the proceedings held on 10/06/2022, 01/08/2022 and remained absent on 02/09/2022 whereas the complainant did appear only on 10/06/2022 and remained absent on 01/08/2022 and 02/09/2022.
6. On going through the records, it is noticed that this project has not been registered in RERA. At this stage, it is just and necessary to pass an interim order directing the promoter to get the project registered immediately. Further proceedings are required to be initiated against the promoter 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.
7. On consideration of the submissions of the complainant, the following order is passed.

INTERIM ORDER


The Respondent/Promoter **M/s Synergyone Marketing Private Limited, Synergy House, OPP: Kendriya Vidyalaya, Venkatala NH-8, Airport Road, Bengaluru-560 064** 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 receipt of this order.

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The Promoter is also given opportunity to submit his explanation within three weeks, as to why penalty proceedings u/s 59(1) of the Act should not be initiated for violation of Section 3 of the Act.


(Neelmani N. Raju)
Member-2
K-RERA


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