PROCEEDINGS OF THE AUTHORITY

Dated 19th DECEMBER 2022

COMPLAINT NO: CMP/UR/211027/0008475

COMPLAINANT...

SERENE URBANA APARTMENT OWNERS WELFARE ASSOCIATION
Ozone Urbana Campus,
Kannamangala Village, Kasaba Hobli,
Devanahalli Taluk,
Bengaluru - 562110.

(Rep. by Mr. R. Krishna Swamy, Secretary, SUAOWA)

V/S

RESPONDENTS...

1. **M/S. OZONE URBANA INFRA DEVELOPERS PVT. LTD.,**
38, Ulsoor Road,
Yellappa Chetty Layout,
Shivanchetti Gardens,
Bengaluru – 560042.

2. **M/S. COVAI PROPERTY CENTRE** (INDIA) PRIVATE LIMITED,
Covai Care Tower,
3rd Floor, GEM Nirmaalayam,
V.G. Rao Nagar,
Coimbatore – 641000.

3. **M/S. COVAI SENIOR CARE CONSTRUCTIONS PRIVATE LIMITED,**
Covai Care Tower,
3rd Floor, GEM Nirmaalayam,
V.G. Rao Nagar,
Coimbatore – 641000.

4. **M/S. SERENE SENIOR LIVING PRIVATE LIMITED,**
485, Pantheon Road,
Pantheon Plaze, Egmore,
Chennai – 600008.

5. **M/S. COLUMBIA PACIFIC COMMUNICATIONS PVT. LTD.,**
2999, 12th A Main Road,
HAL 2nd Stage, Indiranagar,
Bengaluru – 560008.

(Rep. by Mr. Mohit Nirula, M/s. Columbia Pacific Communities)

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INTERIM ORDER

1. Serene Urbana Apartment Owners Welfare Association have filed a complaint against the respondent (1) M/s. Ozone Urbana Infra Developers Private Limited, (2) M/s. Covai Property Centre (India) Private Limited, (3) M/s. Covai Senior Care Construction Private Limited, (4) M/s. Serene Senior Living Private Limited and (5) M/s. Columbia Pacific Communities Private Limited represented by Mr. Mohit Nirula, CEO, M/s. Columbia Pacific Communities, Bangalore.

2. This is an unregistered project.

3. This Authority vide order dated 22/09/2022 directed the respondent to get register the project Serene Urbana.

4. As per direction of the Authority dated 30/11/2022, the complainant has filed written submissions on issues that need to be addressed. The respondent No. 1 was also given 2 weeks time to file written objections on the complainant. Today the respondent advocate has further sought time as

they have approached and filed an application before Appellate Tribunal for stay of Authority order dated 22/09/2022.

5. As of now there is no stay order against the proceedings of the Authority. The advocate for complainant has made a prayer for interim order to direct the Respondent No.2 to give access by way of ingress and egress which has been blocked by respondent No. 2 without any authority of law. It is said that it has lead to a situation where the allottees who are senior citizens have no proper approach road and forced to have been use a pathway through what is supposed to be park.

6. Advocate for respondent No. 2 was present and did not either confirm or deny the blocking of exit road that the allottees right to use. Pending final adjudication, the following interim order is passed.

INTERIM ORDER

Respondent No.2 shall forthwith open the approach road for use of the allottees in the project Serene Urbana as they are entitled for the same.
This interim order will be continued till further order.

(Neelamani N Raju)
Member
K-RERA

(G.R. Reddy)
Member
K-RERA

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