

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

PRESENT

SHRI. H.C. KISHORE CHANDRA, CHAIRMAN

Dated 27th January 2023

COMPLAINT No: CMP/UR/191021/0004526

COMPLAINANT....

JAYASHREE PRAVEEN
#7 C Street
Fort
Bengaluru-560002.

Authorized person
Pranav Kumar
#7 C Street
Fort
Bengaluru-560002

(In person)

V/S

RESPONDENT.....

**Karnataka Telecom
Department Employees
Cooperative Society
Limited**
#706, 1st Floor, CBI Road
HMT Layout
R.T. Nagar
Bengaluru-560 032.

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INTERIM ORDER

1. The aforesaid complainant has filed this complaint under section 31 of Real Estate (Regulation and Development) Act, 2016 against the project “**Rathna Swarupha**” developed by “**Karnataka Telecom Department Employees Cooperative Society Limited**” and sought for the relief of allotment of site or complete refund with interest.
2. This project is not registered in RERA.
3. The gist of the complaint is that the complainant had made payment of Rs.8,32,800/- for the Rathna Swarupha Project(site no. A-40137) but still he has not been allotted with a site even after more than 12 years. Despite repeatedly calling and visiting the office, the site has not been allotted to him. The complainant has sought for the relief of allotment of site or complete refund along with interest. Hence, this complaint.
4. After registration of the complaint, in pursuance of notice served, the respondent did not appear before Authority during the proceedings held on 25.11.2022, 16.12.2022 and on 25.1.2023 and continuously remained absent.
5. 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

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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.

6. On consideration of the submissions of the complainant, the following order is passed.

INTERIM ORDER

The Respondent/Promoter **KARNATAKA TELECOM DEPARTMENT EMPLOYEES COOPERATIVE SOCIETY, #706, 1ST Floor, CBI Road, HMT Layout, R.T. Nagar, Bengaluru-560 032** 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.

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.


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

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