

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 27<sup>th</sup> January 2023**

**COMPLAINT No: CMP/190905/0004128**

**COMPLAINANT....**

**SARVANAN R**

212, Sai Poorna Luxuria  
32/10, Haralakunte Village  
Begur Hobli  
Kudlu Road  
Bengaluru Urban-560068

**(In person)**

**v/s**

**RESPONDENT.....**

**Srinivasulu Pola**

**Srinivasa Developers**  
110/2, Harlur Off Sarjapur  
Road  
Bengaluru-560102.

(By Mr. S.V. Giridhar,  
Krishna Pratap Singh....  
Others, Advocates)

**INTERIM ORDER**

1. The aforesaid complainant has filed this complaint under section 31 of Real Estate (Regulation and Development) Act, 2016 against the project “

*Handwritten signature/initials*

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**Sai Poorna Luxuria** ” developed by “ **Srinivasa Developers**” and sought for the relief of status and completion dates on pending work items.

2. This project is not registered in RERA.
3. The gist of the complaint is that the complainant is facing constant issues due to STP, fire work and other pending tasks from the builder. He has insisted the builder to register the property under RERA, however, he did not heard any thing about this from the builder. The complainant desirous to know the status of drainage, sewage disposal plan and fire safety plan for the apartment. Several notices were given to the builder for poor quality in construction of podium and parking space. Despite several email communication from all the owners to the builder, the builder is not responding to them. The complainant sought intervention of RERA to help in proper handover of the following: (1) Betterment charge of the plot (2) STP(proper drainage for STP) (3) Lift license (4) generator license (5) 8<sup>th</sup> and 9<sup>th</sup> floor approval (6) BESCOM penalties (7) Occupancy certificate (8) Rain water harvesting (9) gardening (10) front signage (11) all essential drainage system (12) fire safety (13) painting work (14) club house structure as promised in brochure. Besides, the builder has not provided OC as promised at the time of booking and has not taken any steps to obtain OC. Hence, this complaint.
4. After registration of the complaint, in pursuance of notice served, the respondent has not appeared before the Authority during the proceedings held on 16.12.2022 but was subsequently appeared during the hearing held on 25.1.2023 through its counsel.



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5. In support of his claim, the complainant has produced documents such as  
(1) Absolute sale deed dated 22.2.2018.
6. On going through the records, it is noticed that this project has not been registered in RERA. The respondent has not filed any document to show that it is not an ongoing project. 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, 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.
7. On consideration of the submissions of the complainant, the following order is passed.

**INTERIM ORDER**

The Respondent/Promoter **M/s Srinivasa Developers, 110/2, Harlur Off Sarjapur Road, Bengaluru-560 102** 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.

*Asb*


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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.

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

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