



ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ಕಡತ ಸಂಖ್ಯೆ CMP/9/0/23

ಪುಟ ಸಂಖ್ಯೆ 2

ವಿಷಯ Ashish, Rathan

ಕಂಡಿಕೆ
ಸಂಖ್ಯೆ

ಟಿಪ್ಪಣಿ ಮತ್ತು ಆದೇಶಗಳು

14/9/23

C1,2- Present n skippe

R- present.

R & C Submit joint
Memo of settlement.

Accordingly, case is
closed as settled.

rk
14/9.

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BEFORE THE KARNATAKA REAL ESTATE REGULATORY AUTHORITY
AT BANGALORE
CMP/00910/2023

Between:

Mr. Ashish

Ashish
Complainant *Rashmi*

And:

Maars Infra Developers Private Limited

Respondent

JOINT MEMO OF SETTLEMENT


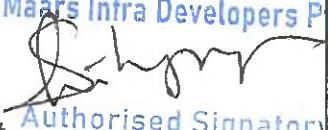
The Complainant and the Respondent most respectfully submit as follows:-

1. The Complainant has filed this case before this Hon'ble Authority on 19.01.2023 in complaint No. CMP/00910/2023. After due discussions between the Complainant and Respondent, have amicably resolved to settle the matter amongst themselves and thereby resolved to solve the dispute. The signing Parties have agreed as under and have decided to file the present joint settlement memo and settle this case in accordance with the same.
- a. The complainant has agreed complete the Registration and take possession in the Project known as "Shriram Blue" bearing Apartment No 602 in 6th floor, Tower C, Building 1 and with all amenities as agreed by Respondent.
- b. The Complainant has agreed Final offer amount of Rs.3,50,000/- (Rupees three Lakhs Fifty Thousand Only) as a compensation before sale deed registration, accordingly Respondent has been deducted Rs.3,50,000/ in his final demand letter, the same is accepted through mail dated 08.08.2023. after adjusting the delay compensation as per settlement of both the parties.

14/7

For Maars Infra Developers Pvt. Ltd.
[Signature]
Authorised Signatory

- c. The complainant has registered a Sale deed on 18.08.2023 registered document no 6862/2023-24 , Book-1, Shivajinagar Sub register office, Bangalore.
2. That both the Parties have undertaken not to file any other case/proceedings before any court/authority against each other with regards to the subject-matter of the complaint. Further, both Parties agree that any other proceedings or actions initiated with regard to the said complaint stand settled.
3. The Parties state that, they have no claim of whatsoever manner against each other either past, present, or future other than what is agreed upon with respect to the complaint filed before RERA which is the subject matter of this case.
4. The Parties further state that there is no collusion, force, fraud, or any undue influence in entering into the instant compromise and executing the Joint memo of settlement.

Complainant No 1 Complainant No 2	 Rashmi	For Maars Infra Developers Pvt. Ltd.  Authorised Signatory

Place: Bengaluru

Date: 13th September, 2023

Subject: RE: Shriram Blue Occupancy Certificate
Attachments: C:06:02 Final demand Letter.pdf

Dear Sir,

Please find the attached final demand letter.

Kindly share the ID proofs of the applicants (PAN & Aadhar copy), so that we can prepare the sale deed draft & share the same for your confirmation.

From: Ashish Pathak <ashuaxon@gmail.com>
Sent: 08 August 2023 16:45
To: Pinkey Rajshekar <pinkey@shriramproperties.com>
Subject: Re: Shriram Blue Occupancy Certificate

Hi Pinkey,

Compensation offer of 3.5 lakh looks fine.

Regards,
Ashish & Rashmi

On Tue, Aug 8, 2023 at 4:41 PM Pinkey Rajshekar <pinkey@shriramproperties.com> wrote:

Dear Sir,

The final compensation offered for your unit no.C:06.02 is Rs. 350000. Kindly confirm the same so that we can share the revised demand letter.

If you are not satisfied with our service, you may kindly escalate to our centralized Helpdesk.
You may call/mail at 1800 2030 575/customer.helpdesk@shriramproperties.com

Thanks & Regards

Pinkey Rajshekar
Senior Executive - CRM

Tel:08046779616

pinkey@shriramproperties.com | www.shriramproperties.com



Point of Escalation:

In case you are not satisfied with the services of your Relationship Manager, you can share your concern/query with the next level of escalation as tabulated below:

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MAARS INFRA DEVELOPERS PVT.LTD.

**Demand Letter**

Ref No: SPL/MIDPL/CRM/DN/23-24

08-08-2023

RERA No. PRM/KA/RERA/1251/446/PR/180728/001966

Mrs. Rashmi & Mr. Ashish

Flat No: C.06.02	"SHRIRAM BLUE"
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Dear Sir / Madam,

Please find demand letter for your kind perusal and immediate action.

Payment Schedule	%	Due Amount	GST	Total Scheduled Due Amount
Booking	5%	552930	66352	619282
On Execution of Agreement	5%	552930	66352	619282
On commencement of Foundation	15%	1658790	199055	1857845
On Commencement of Basement Slab	10%	1105860	132703	1238563
On Commencement of Ground Floor Slab	10%	1105860	132703	1238563
On Commencement of 3 rd Floor Slab	10%	1105860	132703	1238563
On Commencement of 6 th Floor Slab	10%	1105860	132703	1238563
On Commencement of 9 th Floor Slab	10%	1105860	132703	1238563
On Commencement of 12 th Floor Slab	10%	1105860	132703	1238563
On Completion of Flooring	10%	1105860	132703	1238563
On or Before Registration / Possession	5%	552930	66352	619282
Total Other Charges (Clubhouse/power/infrastructure/Development)		730500	87660	818160
Maintenance Charges		90300	16254	106554
Corpus Fund		75000		75000
		15000	2700	17700
Total Due				13403046
Less Received				12695096
Compensation				350000
Balance Payable				357950

The above said payment should reach us on or before

15-08-2023

We hereby request you to make the above said payment through :

DD/cheque favoring "Maars Infra Developers Pvt Ltd"; For online transfers, Please find details

Bank Account Type	Escrow/ current
Bank Name	ICICI Bank Ltd
Bank Account Number	142105001534
IFSC code	ICIC0001421
SWIFT code	

Thanking and assuring you of our best service at all times.

Yours faithfully,

For Maars Infra Developers Pvt. Ltd.

CRM Blue

*System generated Demand note signature not required

Note:

1. Kindly provide the following details on completing the online transfer to enable us track the same: (Customer name, Project, Unit number, Date of transfer, Amount, Transfer reference number. (Mandatory)).
2. Above amounts are payable as per the agreed payment schedule.
3. Please note that any delayed payment will attract interest as per the terms and conditions in the Agreement.
4. Delay payment will also result in consequential delay in the project.
5. 1% TDS on the Flat Cost to be paid and Form 16B to be submitted to us

* Taxes and Government statutory charges are subject to change and are @ actuals.

Kindly ignore this letter if the above payments are already made.