

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

PRESIDED BY SHRI. H.C. KISHORE CHANDRA, HON'BLE CHAIRMAN

COMPLAINT NO. CMP/220518/0009484

DATED 16th DAY OF JANUARY 2024

COMPLAINANT:

V. HARIHARAN &
AISHWARYA V
49/s3, ARUNDATHI
APARTMENTS
WEST MADA STREET
NUNGAMBAKKAM
CHENNAI
TAMIL NADU-600034

(REP BY SRUTI CHAGANTI
ADVOCATE)

V/s

RESPONDENT:...

M/s R.J. RISHIKARAN
PROJECTS PRIVATE LIMITED
PENT HOUSE, RJ MANOR
APARTMENT, NO: 11/A
80 FEET ROAD, 3RD BLOCK
KORAMANGALA
BENGALURU URBAN-560034

(REP BY AMIT ANAND
ADVOCATE)

PROJECT NAME:

R J LAKE GARDENIA

REGISTRATION NO:

PRM/KA/RERA/1251/446/
PR/171014/000798

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Karnataka Real Estate Regulatory Authority,

1/14, 2nd Floor, Silver Jubilee Block, Unity Building Backside, CSI Compound,
3rd Cross, Mission Road, Bengaluru-560027.

JUDGEMENT/ORDER

1. This complaint is filed under section 31 of the RERA Act against the project “**R J LAKE GARDENIA**” developed by “M/s **R.J. RISHIKARAN PROJECTS PRIVATE LIMITED**” for the relief of direction to the respondent to refund the amount paid along with interest.

2. The case was called before Authority before Bench-4. This matter was heard on 29/7/2022, 29/8/2022, 16/9/2022, 10/10/2022, 28/11/2022, 12/12/2022, 18/01/2023, 10/2/2023, 10/3/2023, 10/4/2023, 26/5/2023, 7/7/2023, 28/7/2023, 18/8/2023, 11/9/2023, 10/10/2023 and on 6/11/2023.

3. On 2/12/2023, both the parties have filed a Joint Memorandum of compromise stating that the parties have arrived at the following terms of the settlement.

(i) The respondent has offered an amount of Rs.1,72,00,000/- towards full and final settlement towards the claim of the complainants.

(ii) The parties have agreed that, the respondent shall pay an amount of Rs.1,72,00,000/- by way of RTGS transaction to the Bank accounts of the 1st complainant.

(iii) The respondent undertakes to make the payments in strict accordance with the payment schedule set out. However, in the event of any delay in making payment, the respondent shall be liable to pay interest on the delayed amount at the rate set out in Rule 16 of the RERA Act or in accordance with the law applicable in this regard from time to time from the due date till the date of actual payment.



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Karnataka Real Estate Regulatory Authority,

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4. In view of the amicable settlement arrived at between the parties, the complainants agrees to that the above complaint may be decreed in terms of this compromise petition.

5. The joint memorandum of compromise dated 2/12/2023 signed by the complainants and respondent-promoter and learned counsel for the complainants and respondent is taken on record.

6. Both the parties to the proceedings have agreed that they have no claim whatsoever against each other in respect of the subject matter of the above complaint.

3. In view of the submissions made by the complainants and the respondent vide joint memorandum of compromise dated 2/12/2023 signed by both the parties and their Advocates is ordered to be considered as part and parcel of this order. Hence the following order.

ORDER

In exercise of the powers conferred under section 31 of the Real Estate(Regulation and Development) Act, 2016, the Joint Memorandum of Compromise dated 2/12/2023 filed by the complainants and respondent is taken on record and the complaint bearing No. **CMP/220518/0009484** is closed as settled.


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

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