

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/UR/220829/0009960

DATED THIS 23RD DAY OF JANUARY 2024

COMPLAINANT;

1. SUDHARMA DHANABALAN
2. ANANTHARAMAN DHANABALAN
NO:7, 5th CROSS
VIGNAN NAGAR
RPR NIVAS
NEW THIPPASANDRA POST
BENGALURU URBAN-560075
(IN PERSON)

RESPONDENT:...

V/s

M/s JAIN HEIGHTS AND
STRUCTURES PRIVATE
LIMITED
"SOLUS" 11TH FLOOR, NO.2
1st CROSS, J.C. ROAD
BENGALURU URBAN-560027

(REP BY ARJUN S.M.
AUTHORIZED REPRESENTATIVE)

JUDGEMENT/ORDER

1. This complaint is filed under section 31 of the RERA Act against the project "LANDSTAR EARTH SHINE" developed by "M/s JAIN HEIGHTS AND STRUCTURES PRIVATE LIMITED" for the relief of direction to the respondent to pay interest on delay period.

Arjun

ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ,

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2. The case was called before Authority before Bench-4. This matter was heard on 7/12/2022, 3/1/2023, 3/2/2023, 12/4/2023, 30/5/2023, 30/6/2023, 24/7/2023, 21/8/2023, 15/9/2023, 12/10/2023, 23/11/2023, 24/11/2023, 18/12/2023 and 22/1/2-24.

3. On 4/1/2024, the complainants and authorized representative of respondent-promoter in the above complaint, have filed a memo of settlement. In the said memo of settlement, it is stated that the complainants and the respondent have amicably settled the above complaint between them and as per the said settlement and understanding:

(i) The respondent has to buy back the plot bearing no.298 from the complainant and her husband Anantharaman Dhanabalan for a total consideration of Rs.15,00,000/- (Rs. Fifteen lakhs only)

(ii) The husband of the complainant is not a party to this complaint, however, he is hereby accepted this settlement by signing this memo before Hon'ble RERA;

(iii) The respondent has to transfer the said consideration amount to the complainant and her husband, who is one of the owners of the property in four monthly instalments.

(iv) On receipt of the said amount, the complainant and her above named husband shall execute and register the sale deed with respect to the said plot in favour of the respondent or their nominee.

(v) Either of the parties shall have right to enforce this memo against the other party, whenever either of the party fails to perform their respective duty/liabilities as agreed hereunder.

4. Hence, the parties are filing this Joint Memo reporting the settlement arrived at, and pray this Hon'ble Authority to take the settlement agreement on record and close the above complaint in the interest of justice and equity.

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3. In view of the submissions made by the parties, the memo of settlement dated 4/1/2024 signed by both the parties 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 memo of settlement dated 4/1/2024 submitted by the complainants and authorized representative of respondent-promoter is taken on record and the complaint bearing No. CMP/UR/220829/0009960 is closed as settled.


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

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