



ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ಕಡತ ಸಂಖ್ಯೆ C.M.P/248/23

ಪುಟ ಸಂಖ್ಯೆ ೩

ವಿಷಯ Rahul Annawalla

Shrinan Blue

ಕಂಡಿಕೆ
ಸಂಖ್ಯೆ

ಟಿಪ್ಪಣಿ ಮತ್ತು ಆದೇಶಗಳು

30/11/23 is Government Holiday. Hence,
Case postponed to 19/12 at 3pm.

19/12/23

C - Absent -

R - present -

Matter is settled. Case is

30/1

closed.

C-Ab. | R submit
R-pret documents
reg settlement.

Rel
19/12

Case closed

Rel
30/1

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ಕಡತ ಸಂಖ್ಯೆ CMP/248/23

ಪುಟ ಸಂಖ್ಯೆ 4

ವಿಷಯ Rahul Agarwala

Shriman Blue

ಕಂಡಿಕೆ
ಸಂಖ್ಯೆ

ಟಿಪ್ಪಣಿ ಮತ್ತು ಆದೇಶಗಳು

30/01/2024

The respondent filed Memo dated 30/01/2024 in CMP 248/23 that the matter has been settled out of court. The Complainant has agreed to the settlement amount of Rs.4,00,000/- (Rupees Four lakhs only) through e-mail dated 29-5-2023 and the same has been deducted in the final due amount.

The case is closed as settled.


Hon'ble Member
K-RERA

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IN THE REAL ESTATE REGULATORY AUTHORITY
AT BENGALURU
IN CMP No. 248/2023.

BETWEEN:

Rahul Agawal

... Complainant

AND:

Shriram Properties Limited

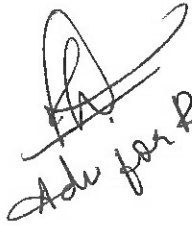

... Respondent

MEMO

The Counsel undersigned craves the leave of this Hon'ble Authority to state that, the captioned Complaint was filed seeking delay compensation. In view of the same and mutual understanding between the parties, the matter is settled through out of Court settlement. Further, the Complainant has agreed to the settlement amount of Rs. 400,000/- (Rupees Four Lakh's only) through email dated May 29, 2023. The same has been deducted in the final due amount, as forthcoming in the attached document i.e. email dated May 29, 2023 and demand letter ^{and registers} _{and sale doc} same, may be taken on record in the interests of justice and equity.

Place: Bengaluru

Date: 30.01.24


Adv. for Respondent
For Shriram Properties Ltd

Authorised Signatory

BOOK - I - 2757
23-24

This Document Consist of 29 Pages
First page Doct. No. 2757 of Book 1
2023-24 6

-1-

:SREE:
:DEED OF SALE:

for

:Apartment No. E:05.04 in 5th Floor of "Building No.2" in
Tower 'E' of 'Shriram Blue':

THIS DEED OF SALE IS MADE & EXECUTED ON THIS THE 30th DAY OF MAY TWO THOUSAND
TWENTY-THREE (30.05.2023), AT BANGALORE:

: BY:

M/s. MAARS INFRA DEVELOPERS PRIVATE LIMITED, A Company incorporated under the
Companies Act, 1956, having its registered Office at No.3, 12th Cross Road, 6th Main Road, Malleswaram,
Bangalore - 560 003 and having its administrative office No.31, 2nd Main Road, T.Chowdaiah Road,
Sadashivanagar, Bengaluru - 560 080, (PAN AAGCM3849L) represented by its Authorised Signatory
Mr. H. B. Chittoappa, hereinafter called the 'SELLER' (which
expression wherever it so requires shall mean and include shall mean and include all its successors and
assigns etc.,) OF THE ONE PART:

:IN FAVOUR OF:

1. Mrs. Monica Agarwal aged about 34 years, wife of Mr. Rahul Agrawalla residing at Ward No.8,
Christian Lane, Near to State Bank of India, Next to Famous Tailor, Dist/PO-Khurda, Odisha-752 055.
Permanent Account Number of Mrs. Monica Agarwal is AOYPA288 ID
Aadhaar Number of Mrs. Monica Agarwal is 5885 6308 2706
 2. Mr. Rahul Agrawalla aged about 34 years, son of Mr. Sanjay Kumar Agrawalla residing at Ward No.8,
Christian Lane, Near to State Bank of India, Next to Famous Tailor, Dist/PO-Khurda, Odisha-752 055.
Permanent Account Number of Mr. Rahul Agrawalla is ARRPA7997A
Aadhaar Number of Mr. Rahul Agrawalla is 5452 6044 4562
- hereinafter collectively referred to as the 'PURCHASER/S' (which expression wherever it so requires shall
mean and include all his/her/their respective heirs, legal representatives, administrators, executors and
assigns, etc.,) OF THE OTHER PART:

Hereinafter Seller and Purchaser/s are individually referred as 'Party' and jointly and collectively referred
to as 'Parties'.

WITNESSETH AS FOLLOWS:

WHEREAS, the Seller herein is the full and absolute owner by title and in actual possession and enjoyment
of all that residentially converted property measuring 08 (eight) Acres and 20 (twenty) Guntas (which
Excluding 0-03.50 Guntas of Kharab Land) in Sy.No.11 situated at Seegehalli Village, Krishnarajapuram
Hobli, Bangalore East Taluk, morefully described in Schedule 'A' herein and hereinafter referred to as the
Schedule 'A' Property.

For Maars Infra Developers Private Limited

Authorised Signatory

Monica Agarwal

Rahul Agrawalla