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Complaint Registration Details

Complaint Number : CMP/181029/0001580
Complainant Name : Mrs. Neelapu Ramalakshmi

Complaint Details

Enquiry Details

Complainant Detail

Complaint Type :

Number of Aggrement holders :

Name of Complainant : Mrs. Neelapu Ramalakshmi

Age :

Parent/Spouse Name :

Telephone Number :

80245778

Mobile Number : 9980245778

Email Address : ramalakshmi.neelapu@gmail.com

Photo Identification Card :

Photo Identification Card : PHOTO-2018-10-27-16-03-09.jpg

CitizenShip :

Residential Address

Address : R/o Mythri towers B303, 4th cross,
venkatadri layo

Pin Code : 560076

State : Karnataka

District : Bengaluru Urban

Address to Service All Notices

Address :

R/o Mythri towers B303, 4th cross,
venkatadri layo

Pin Code :

560076

State : Karnataka

District : Bengaluru Urban

Authorized Person Details on behalf of Complainant (If Any)

Name of Authorized Person :

Mobile Number :

EmailId :

Address :

Address Proof :

State :

District :

Pin Code :

Details of the Respondent

Name of Respondent : Pluto Realtors pvt. Ltd.,

Telephone Number : 42699000

Mobile Number : 8105366779

Email Address : charles.prabhakar@sattvagroup.in

Residential Address

Address : 4th floor, slarpuria Windosr, no.3,

State : Karnataka

District : Bengaluru Urban

Pincode : 560042

Address for Service of All Notices

Address : 4th floor, slarpuria Windosr, no.3,

State : Karnataka

District : Bengaluru Urban

Pincode : 560042

Details of the Complaint

Respondent :

Nature Of Complaint :

Complaint Section :

Subject of Complaint : The claim is for refund of the amount with interest at the rate of SBI Basic Prime lending rate plus 2percent from the date of payment to till the date of realization.

Facts of Complaints :

The applicant herein booked an apartment bearing unit no 0804, on 8th floor, Tower 5 Lyric wing, Having 3 BHK Measuring with a super built-up area of 1850 sq ft. "Sattva cadenza" is situated at, Garvibhavipalaya, Hongasandra village, Begur Hobli, Bangalore south taluk, Bangalore. The applicants had booked the said apartment under the scheme of 20:80 scheme and wherein the applicant has to pay 20 % as the initial payment and the remaining 80% at the time of possession. the applicant paid an advance booking amount of Rs. 5,00,000/-(Rupees Five Lakhs only), as per the booking application form dated 04/9/2016 by way of cheque no. 331583. a receipt was issued for said payment. The applicant has entered into an agreement with the respondent on 29.6.2016 and as per the payment schedule issued at the time of booking and Agreement the cost of apartment was for Rs.1,23,13,750/-(Rupees One crore twenty three lakhs thirteen thousand Seven hundred and fifty only) as per the payment schedule attached. during the period of agreement an amount of Rs.1,93,929.00/-(rupees one lakh Ninty three thousand Nine hundred and twenty nine only) was paid through NEFT and an amount of Rs.44,400/- (Rupees forty four thousand four hundred only) was paid towards the VAT. receipt was also issued. After the agreement was entered amount of Rs.15,00,000/-(Rupees Fifteen lakhs only) was paid through bank cheque no124828. A receipt was issued for said payment. Later on respondent has sent a revised schedule payment with an increase in the cost of apartment as Rs.1,30,18,604/-(Rupees on crore Thirty lakhs Eighteen thousand Six hundred and four only). Thus there was a steep increase in the price as per the respondent statement the cost is increased under GST. As applicant could not have afforded the high rise in the cost they requested for cancellation of agreement. under GST while the applicant should have been given input credit and thereby the cost should have been reduced but rather the cost is increased by respondent and no proper reasoning given to the same. thus the applicant has requested to cancel the agreement as they cannot afford steep rise in the price of apartment. the respondent has paid the bank loan amount of Rs.15,00,000/- but has refused to return the remaining balance amount to the applicant and have threatened the life and limb of the applicant. thus the applicant having invested her hard earned money has filed this complaint seeking for refund of the balance amount lying with the applicant. that in the meanwhile the applicant has paid an amount of Rs.95,524.53/- as the interest for the bank loan for a period of one year and there is a huge loss for the applicant because of the default of the respondent. Cancellation refund. Thus the applicant herein had sought for cancellation of Agreement of the apartment and refund the advance amount of Rs.7,39,329/- with interest. The applicant herein having no other effective remedy has approached this Hon'ble court seeking for the relief of refund of the advance amount of

Relief Sought from RERA :

Cancellation & refund of advance amount interest

Payment Details

Payment Mode : NEFT

Unique Token Number :

CMP26OLQE3424

Amount (INR) :

1000.0

Khajane2 Challan Number :

616223046

Online Payment Receipt :

InitiateSingleEntryPaymentSummaryNonAxis29-10-2018.pdf

Uploaded Documents

- Sale Deed/Agreement :

Payment Voucher/Reciept :
- Allotment Letter :

Conseption Agreement :
- Precession Certificate :

Completion Certificate :
- Occupency Certificate :

Occupancy Certificate Payment Details :
- Allotees Association Details :

Supporting Documents

- Document Name :

Agreement
- Attachment :

Land Agreement-1004.pdf
- Document Name :

cost break up
- Attachment :

Lyric-804 CostBreakup.pdf
- Document Name :

payment schedule
- Attachment :

Lyric-804 Payment Schedule.pdf
- Document Name :

receipt
- Attachment :

Lyric-804 Receipt.pdf
- Document Name :

letter to bank
- Attachment :

Lyric-804.pdf
- Document Name :

payment schedUle post gst
- Attachment :

Lyric-804 Payment Schedule-Post GST (1).pdf
- Document Name :

Development agreement
- Attachment :

new doc 2018-10-27 17.19.29.pdf
- Document Name :

interest paid certificate
- Attachment :

Interest paid certificate.pdf
- Document Name :

receipt
- Attachment :

new doc 17.pdf

Declarations

- I, complainant, here by declare that the subject matter of the above claim falls within the Jurisdiction of the Authority
- I, complainant, here by declare that the matter regarding which the complaint has been made is not pending before any Court of Law or any other Authority or any other Tribunal(s)
- I verify that the contents of the above sections are true to my personal knowledge and belief and I have not suppressed any material fact(s)

For hearing.

Secretary Remarks* :

Forward Date : 13-01-2021

Remarks*

Enquiry

WITHDRAW

Forward To Secretary / US

Forward To EE

Forward To Authority