

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**

**Dated: 30th day of December 2021**

**ORDERS UNDER SECTION 14 OF THE ACT**

<b>PROJECT NAME &amp; REGISTRATION NO.</b>	<b>ÉLEMENTS OF NATURE – AKASH BLOCK</b> Sy.No.20, Varthu Pannathur Main Road, Balagere, Bangalore-560 087. <b>PRM/KA/RERA/1251/446/PR/191213/003067</b>
<b>APPLICANT/ PROMOTER</b>	<b>M/S. ECO LIFE DEVELOPERS</b> No.30, 1 <sup>st</sup> Main, R.M.S. Colony, Bhattarahalli, K.R. Puram, Bangalore-560 049

1. M/s.Eco Life Developers (Promoter), registered a project viz., “Elements of Nature” with the Authority under validity of registration fees from 13-12-2019 to 29-10-2024. On account of COVID-19 extension, the end date of the project is shifted to 29-07-2025. Subsequent to the registration of the project, the promoter of the project has granted modification of the plan sanction obtained from the Competent Authority. The initial approved plan was obtained for constructing ground floor and 3 upper floors and the number of units proposed to be constructed was 32. However, on account of the modified plan, the project will be developed into 14 floors and the total units to be constructed will be 112 units.

2. The Promoter of the project has submitted an application u/s 14 of the Act, seeking approval of the Authority for implementing the draft modified plan and entering into sale transactions with the allottees in accordance with the

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modified plan. Since the nature of modification as defined u/s 14 of the Act mandates the requirement of obtaining 2/3<sup>rd</sup> consent of the allottees, the Applicant-Promoter has submitted an application before the Authority and has sought the approval of the Authority for the proposed modification of the registered project.

3. The Authority has considered the application of the promoter and a hearing was conducted on 02-11-2021. During the course of the hearing, the Promoter of the project was directed to submit the requisite NOCs for the modified plan and also a Certificate from a Structural Engineer with regard to the Structural Stability of the project on account of such a major modification proposed to be carried out by the Promoter.

4. The Promoter of the project has submitted all the relevant documents such as copies of Certificate by a Structural Engineer, NOCs from BESCOM, Airport Authorities of India, BSNL, BWSSB, KSPCB, Karnataka State Fire & Emergency Services along with the Commencement Certificate, Modified Approved Plan, License copy (B+G+14). The promoter of the project has also submitted the quarterly updates on the progress of the project for the quarter ending September, 2021. It is also submitted that the promoter of the project has sold only 6 units till date. Since the Promoter has obtained 4 consents from the allottees in accordance with Sec.14 of the Act, the requirement of obtaining prior consents of 2/3<sup>rd</sup> of the allottees is satisfied. Since the validity

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of registration of the project is available upto 29-07-2025, the Authority is of the view that it is feasible to implement and achieve completion of the modified plan of the project.

5. Having regard to the above aspects of the application submitted before the Authority, the following order is passed:

**ORDER**

The Authority, in accordance with provisions of Sec.14 of the Act, hereby accords the approval to the promoter of the project to implement the modified plan. All other terms and conditions, on the basis of which registration is granted to the project, shall be complied with by the promoter of the project. The promoter of the project shall ensure to submit quarterly updates of the project progress, in accordance with the modified plan. The Agreement of Sale notified by the Government of Karnataka shall be complied with while entering into sale transactions with the allottees. The promoter of the project shall not accept more than 10% of the cost of any unit from any allottee, without registration of the written Agreement of Sale, as required u/s 13 of the Act.

  
(Neelamani N Raju)  
Member-2

  
(D. Vishnuvardhana Reddy)  
Member-1

  
(H.C. Kishore Chandra)  
Chairman

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