

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 U/S. 6 OF THE ACT

Dated 7th April 2022

Registration No.	PRM/KA/RERA/1251/309/PR/171015/000184
Applicant / Promoter	BHARTIYA URBAN PRIVATE LIMITED, No. 100/1, Anchorage 1, Richmond Road, Bengaluru - 560025.
Project Name:	BHARTIYA LEEA RESIDENCES, Bhartiya City, Khatha No.6/2, Chokkanahalli Village, Yelahanka Zone, Bengaluru.

The registration of this project, as per the registration certificate, was valid from 31/07/2017 to 30/06/2021. The project was not completed by the promoter of the project within the valid registration period. In view of the COVID-19 extension allowed for the incomplete projects, the period of validity of registration was, *suo motto*, extended by the Authority by a period of 9 months and accordingly the validity of registration of this project was available up to 30/06/2021.

Since the project is incomplete as on 15/09/2021, the promoter of the project has submitted an application under Section 6 of the Act for extending the validity of registration for a further period of one year. The application filed by the promoter under Section 6 of the Act was heard on 09/11/2021.

During the hearing proceedings, the status of the project progress is reviewed. On perusal of the submission made by the promoter, it is seen that quarterly returns to appraise the project progress have been filed.

ಕರ್ನಾಟಕ ರಿಯಲ್‌ಎಸ್ಟೇಟ್ 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

In view of the above, following order is passed under Section 6 of the Act.

ORDER

In exercise of the powers vested in the Authority, under Section 6 of the Act, the registration granted for the project under Section 5 of the Act is extended from 30/06/2021 and ending with 30/06/2022 on compliance of the following conditions, which the promoter has to comply within 22/04/2022.

1. The promoter shall submit a notarized affidavit about the compliance of Section 13 of the Act. This shall also include whether he has registered the sale agreements wherever the amounts demanded by the him was in excess of 10% of the sale consideration. Details of allottees in whose cases Section 13 is not complied with shall be disclosed.
2. Promoter shall submit status of compliance of the orders passed by the Authority in 23 complaints pending against him.
3. The promoter shall ensure that the allottees get the title to the apartments without any mortgage issues.
4. The promoter shall explain how much of the funds of the allottees were collected in the 30% account and the manner of utilization of the funds.

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

5. The promoter shall submit the details regarding the repayment of the outstanding mortgage loans with interest.
6. The promoter shall comply with Section 11(4)(e) of the Act and enable the formation of Association as intended under the Act.
7. Audited accounts for the financial year 2018-19, 2019-20 and 2020-21 are required to be submitted in accordance with Section 4(2)(l)(d) of the Act.
8. Subject to the above compliances, the extension is approved.


(D. Vishnuvardhana Reddy)

Member-1
K-RERA


(Neelamani N Raju)

Member-2
K-RERA


(H.C. Kishore Chandra)

Chairman
K-RERA

Walter

June 10, 1911

My dear Walter