

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 4th December 2021

COMPLAINT NO. CMP/201209/0007225

SRIHARSHA NALAGATLA

....Complainant

B1205, Sarjapuria Sancy,
Sarjapur Road, Opp. Wipro Office,
Bengaluru – 560035.

VERSUS

PURAVANKARA LIMITED

....Respondent

Puravankara Woodfield,
No. 130/1, Ulsoor Road,
Bengaluru – 560042.

The complaint is filed against the project by name Provident Woodfield developed by Puravankara Limited, Bengaluru. The said project is registered in RERA with registration No. PRM/KA/RERA/1251/308/PR/200211/003268.

The complainant in his complaint dated 09/12/2020 has stated as under:

“As per RERA Rule, the promoter cannot accept a sum of more than 10% of the cost of project, plot, etc., as an advance payment or an application fee without

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first entering into a written Agreement for sale with such person and register it. However, promoter for sale agreement date of 4th September 2020 has indicated a payment schedule that is expected to pay 20% as of 31st August."

Revise the payment schedule considering sale agreement date of 4th September 2020.

A notice of hearing has been sent to both the parties on 22/09/2021 to attend hearing on 01/10/2021.

On 01/10/2021, the complainant had appeared in person and submitted that the developer / promoter has received 20% of the sale consideration and entered into a sale agreement. It is contented by the complainant that the developer / promoter had made him to agree to pay 20% of sale consideration, instead of 10% of sale consideration and therefore it is a violation of provisions of RERA Act. As per Section 13(1) of the Act, the promoter of the project shall not accept more than 10% of the sale consideration of the apartment or site without entering into written sale agreement. In this case, developer / promoter has entered into sale agreement on receipt of 20% of sale consideration and therefore there is no violation of provisions of the Act. However, as per Section 13(1) of the Act, the said sale agreement has to be registered.

In view of the same, following order is passed.

Signature

Signature

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Karnataka Real Estate Regulatory Authority,


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ORDER

The promoter of the project is hereby directed to register the sale agreement within 30 days from the date of receipt of this order and shall not demand or accept further payments from the allottee, without registering the sale agreement.


(D. Vishnuvardhan Reddy)

Member-1
K-RERA


(Neelmani N Raju)

Member-2
K-RERA

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