

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: 17<sup>th</sup> FEBRUARY 2022

**COMPLAINT NO.CMP/200827/0006448**

**MR.ANUP ALEX  
B-2402, MAHINDRA WINDCHIMES,  
OPP BPL SOFTWARE,  
BANNERGHATTA MAIN ROAD  
AREKERE,  
BENGALURU-560076.**

**... COMPLAINANT**

**VERSUS**

**M/S. MAHINDRA HOMES PRIVATE LIMITED  
MAHINDRA TOWERS,  
5<sup>TH</sup> FLOOR, DR.G.M. BHOSALE MARG,  
WORLI-400018  
MAHARASHTRA STATE.**

**... RESPONDENT**

**REGIONAL OFFICE:  
WINDCHIMES,  
SY.NO.37/2A, 37/3  
BANNERGHATTA ROAD, ARAKERE VILLAGE  
BENGALURU-560076.**

The above said complaint has been filed by the complainant Mr.ANUP ALEX against M/s MAHINDRA HOMES PRIVATE LIMITED, Promoter-WINDCHIMES PHASE-I Project.

The facts of the complaint are as follows:

*"Mahindra Lifespace Developer Limited is denying the refund of taxes paid by myself (flat owner) from the time the project has received OC until the flat was handed over (keys offered) to me. As per RERA guidelines, the property developer/builder is liable to pay all the taxes including property taxes until flat has been given possession to the buyer. The builder (Mahindra Lifespace*

14/5,

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Winnwarden<sup>1</sup>

**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

*Developer Limited) is denying to pay/refund. Request kindly the RERA to interfere and advise the builder to comply with the rules/guidelines.*

*Relief sought from RERA: Refund of property tax until possession with bank interest until payment and RERA complaint costs."*

Notice was sent to the Complainant and the Respondent to attend the hearing through Skype on 31/8/2021. Complainant and Respondent were present. They were told to file written submission and reply and serve on the other parties in a week's time. The case was posted for further hearing through Skype on 5/10/2021 and accordingly, notice was sent to both Complainant and Respondent. Anup Alex, Complainant and Basavaraj Salimath, Advocate for respondent appeared. They were advised to settle and file Joint Memo.

The complainant has filed a memo for withdrawal on 12/1/2022 along with copy of Settlement Agreement dated 14/12/2021 entered with the Respondent.

Hence the following order is passed:

**ORDER**

In view of the withdrawal memo filed by the Complainant, the complaint bearing No.CMP/200827/0006448 is hereby dismissed.

  
(Neelmani Raju)  
Member  
K-RERA

  
(D. Vishnuvardhana Reddy)  
Member  
K-RERA

  
(H.C. Kishore Chandra)  
Chairman  
K-RERA