

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: 25<sup>th</sup> day of July, 2022**

COMPLAINT NO.	CMP/200224/0007007
Complainant Name and Address	Mr.Cyril Thomas Zacharia C-103, Vineyard Gardens Dodda Banaswadi BANGALORE - 560043
Promoter Name and Address	M/s.Sanchaya Land and Estate Pvt Ltd. No.479, HMT Layout, R.T.Nagar Near R.T.Nagar Bus Stop Bangalore : 560 032
Project Name and Address	THE GREENS PHASE I Bidargere Village, Kasaba Hobli, Anekal Taluk

**FACTS OF THE CASE**

1. This online complaint has been filed against the Project "THE GREENS PHASE I". This complaint is filed under Sec-31 of the Real Estate (Regulation and Development) Act, 2016. The Promoter of this project is **M/s.Sanchaya Land and Estate Pvt Ltd.** No.479, HMT Layout, R.T.Nagar, Near R.T.Nagar Bus Stop, Bangalore : 560 0322.

**2. RELIEF'S SOUGHT:**

- Direct the Respondent/s to complete the project and handover the apartment bearing No.103, Tower Amber A in the Greens Phase I along with Sale Deed as promised under various advertisements, Sale Brochures along with all approvals such as Occupancy Certificate, Fire Department Clearance, E-Katha Certificate etc at the earliest.
- Direct the respondent/s to pay delayed compensation from the date of default of delivery for the said Apartment bearing No.103, Tower Amber A, in The Greens Phase I on the entire money paid by the

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- Complainant from the promised date of delivery until handing over possession along with Occupancy Certificate;
- iii) Direct the respondent/s to refund all pending pre EMI installments along with interest from the respective date of non reimbursement from until handing over possession along with occupancy certificate;
  - iv) Direct the respondent/s to continue to pay pre-EMI instalment until completion of the project.
  - v) Compensation for mental agony and pay the damages to an extent of Rs.5,00,000/-.
  - vi) Compensation for unfair trade practice to an extent of Rs.5,00,000/-.
  - vii) Cost of litigation and expenses to an extent of Rs.50,000/-.

**3. PROCEEDINGS BEFORE OF THE AUTHORITY:**

The Advocate for complainant has filed a Memo for withdrawal as per the instructions of the complainant through Memo for Withdrawal dated 06.07.2022, which was produced before this Authority. In the said memo it is stated that the complainant intend to withdraw the aforesaid complaint and intend to prefer complaint before Consumer Commission or other appropriate court of law, seeking for refund of the money.

**ORDER**

In view of the filing of the memo for withdrawal signed by the Advocate for Complainant for withdrawal of the complaint to approach Consumer Commission or other appropriate Court of Law, the above complaint is dismissed as withdrawn.

  
(D.VISHNUVARDHANA REDDY)  
MEMBER-1  
FIFTH ADDITIONAL BENCH  
K-RERA