

**KARNATAKA REAL ESTATE REGULATORY AUTHORITY, BENGALURU**

**FIFTH ADDITIONAL BENCH**

**CORUM**

**SHRI.D.VISHNUVARDHANA REDDY  
HON'BLE MEMBER-1**

**COMPLAINT NO.CMP/200811/0006264**

**DATED THIS 18<sup>TH</sup> DAY OF OCTOBER, 2022**

COMPLAINANTS : Mr.U.Satyanarayana  
B-104, Pragati Vihar Hostel,  
Lodhi Road, New Delhi:10 003

RESPONDENT / : M/s.Sanchaya Land and Estates Pvt Ltd.  
Indya Estates, 479, HMT Layout  
R.T.Nagar, Bangalore - 560 032

PROJECT NAME & : THE GREENS PHASE I  
REGISTRATION NO. PRM/KA/RERA/1251/308/PR/  
171015/000701

**J U D G E M E N T**

This complaint is filed under Sec-31 of the Real Estate (Regulation and Development) Act, 2016 before this Authority against the project THE GREENS PHASE I praying for a direction to Refund the amount paid with Interest.

**BRIEF FACTS OF THE COMPLAINT ARE AS UNDER:-**

1. The complainant has entered into an agreement of sale agreement on 28-09-2014. As per the agreement, the project completion date is 31.12.2016. The complainant has paid an amount of Rs.20,30,000/- (Rupees Twenty lakhs thirty thousand only) to the respondent till date. Since there was more than 6 years delay in handing over the apartment as per completion date of the project, the complainant has filed the above complaint before the Authority praying for refund of the amount paid together with interest.

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2. After registration of the complaint, the respondent has not appeared before the Authority either by itself or through its counsel. The Authority has issued summons on 5.7.22 directing the Promoter of the Project to appear in person before the Authority and none of the Directors have appeared before this Authority and filed their statement of objections or offered any explanation. On 14.7.2022 one Mr.T.Pradeep, an employee of the Respondent Company submitted a letter signed by one Mr.Dommaraju Subramanyam, Director of Respondent Company stating that in respect of 9 complaints mentioned in the said letter, pending before the Authority will be settled amicably within one month. Since, there was no response from the respondent-promoter even after completion of one month from 14.7.2022. The complainant has prayed for refund with interest and submitted their memo of calculation for refund with interest.
3. As per Section 18 of RERA Act, in case the allottee wishes to withdraw from the project the promoter is liable without prejudice to any other remedy available, to return the amount received by him in respect of that apartment, plot, building as the case may be with interest at such rate as may be prescribed in this behalf including compensation in the manner as provided under this Act.
4. Therefore, as per Section 18 of the Act, the promoter is liable to refund the amount received along with interest.
5. From the averments made in the complaint, it is obvious that complainant has paid the advance sale consideration amount and are entitled to get his amount paid along with interest as per the memo of calculation submitted by the Complainant. The Promoter-Respondent has not submitted any memo of calculation.

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6. Therefore, it is incumbent upon the respondent to refund the amount with interest which is determined as under:

**Memo of Calculation by the Complainant as on 13-07-2022**

Principle amount (A) Rs.	Interest (B) As on 13.07.2022 Rs.	Refund from Promoter (C)	Total Balance Amount (A+B) Rs.
20,30,000	14,82,289	NIL	35,12,289

And accordingly the Authority passes the following:

**ORDER**

In exercise of the powers conferred under Section 31 of the Real Estate (Regulation and Development) Act, 2016, the complaint Bearing **No. CMP/200811/0006264** is hereby allowed. Respondent is directed to refund a sum of **Rs. 35,12,289/- (Rupees Thirty five lakhs twelve thousand two hundred eighty nine only)** towards refund with interest to the complainant within 60 days from the date of this order, calculated from 01/05/2017 till 13.07.2022.

The interest due from 14.07.2022 up to the date of final payment will be calculated likewise and paid to the complainants. The complainants are at liberty to initiate action for recovery in accordance with law if the respondent fails to pay the amount as per the order of this Authority.

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