



# ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ಕಡತ ಸಂಖ್ಯೆ Cmp. No: 1471

ಪುಟ ಸಂಖ್ಯೆ .....

ವಿಷಯ Mr. Titus Ponniah

Sanchaya Land & Este Pvt Ltd.

ಕಂಡಿಕೆ  
ಸಂಖ್ಯೆ

ಟಿಪ್ಪಣಿ ಮತ್ತು ಆದೇಶಗಳು

**CMP- 1471**

**23.06.2023**

As per the request of the complainant and Sri. S.R. Siddartha Advocate for the respondent, the execution proceedings in the above case is taken-up for amicable settlement, in the National Lok Adalat to be held on 08.07.2023.

The complainant Mrs. Titus Ponniah and Sri. S.R. Siddartha Advocate for the respondent are present, in the pre-Lok-Adalat sitting held on 23.06.2023. The dispute in connection with execution proceedings in the above case is settled as per the joint memo, dated: 23.06.2023 entered between the parties, filed during the pre Lok Adalat sitting. The settlement entered between the parties is voluntary and legal one and as per which the complainant has no further claims against the respondent whatsoever in the above case. The respondent has handed over DD bearing No.: 577843 for sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) drawn in-favor of the complainant dated: 23.06.2023 drawn IDFC First Bank. The dispute in connection with execution proceedings in the above case is settled between the parties in the pre-Lok Adalat in terms of the joint memo dated: 23.06.2023. The matter referred to conciliators to pass award.

Received  
a DD for a sum  
of rupees 2 lakhs  
(T. M. Ponniah)

23/6/23.  
Judicial Conciliator.

23/6/23  
Advocate Conciliator.

(Advocate for Respondent)

**BEFORE THE KARNATAKA REAL ESTATE REGULATORY AUTHORITY,  
BENGALURU**

No::1/14, Ground Floor, Silver Jubilee Block, Unity Building ,CSI  
Compound ,3<sup>rd</sup> Cross, Mission Road,BENGALURU-560027 .

**IN**

**COMPLAINT No. CMP CMP181019/0001471**

**RANK OF THE PARTIES**

**BETWEEN**

**Mr. TITUS PONNIAH**

**Aged** about 45 years

R/at :: No 188,7<sup>th</sup> A Cross, Asha Township ,  
Bileshivale, Near BITS club,Doddagubbi Main Road,  
BENGALURU-560077

::

**COMPLAINANT**

**AND**

**VERSUS**

**M/s. SANCHAYA LAND AND ESTATES PVT Ltd**

[Represented by Authorized signatory]

Having its office at :: 479, HMT Layout,  
R T Nagar, Bengaluru-560032

::

**OPPONENT**

**JOINT MEMO OF COMPROMISE SETTLEMENT AND WITHDRAWAL OF  
THE COMPLAINT**

The complainant and opponent in the above matter most graciously submit  
to filed joint memo of settlement as follows ;-

1. That the complainant had filed complaint against opponent The  
Petitioner and the Respondent state and submit that, all the disputes  
between them in respect of any kind of claims have been settled  
mutually and amicably between themselves and have now mutually  
agreed and the said complaint be withdrawn amicably.

2. In the course of mediation, the petitioner and opponent have sorted out their dispute and agreed to withdraw on the terms and conditions set forth the with the following terms and conditions as hereunder

a) All the allegations and the averments in the text of the complaint are withdrawn and not pressed especially with respect claims of monies .

b) With regards to the same a full and final settlement of Rs. **2,00,000/-, [ Rupees Two Lakhs only ]** both parties with no further claims can be made by the petitioner in the past present and future.

c) That, Both the parties wishes to walk out of the dispute without any- kind of ambiguity with no any kind of communication or interference in each other lives in whatsoever manner or format.

d) Both the parties are committed not to interfere in the personal matters of each other and give up their right to claim any monies as against each other in the past present or future in any manner .

### PRAYER

Wherefore it is most graciously Karnataka Real Estate Regulatory Authority to allow the joint memo of compromise filed the Respondent/Opponent/Developer as follows:-

**WHEREFORE.** In view of the afore said agreement entered into between the parties, the parties pray that this Hon'ble Court be pleased to dispose of the above case in terms the aforesaid agreement and this agreement of compromise entered amongst the parties are without any kind of force,

*Handwritten signature*

*Handwritten notes:*  
bearing cheque  
No. "577843"  
drawn vide  
IDFC first Bank  
Bengaluru dated: 23/6/23

*Handwritten signature*

fraud, volition and it is voluntary warranted with the vested interests of the parties.

  
Complainant

  
OPPONENT

**VERIFICATION**

We, Mr. TITUS PONNIAH & I, D. Subramaniam Authorized signatory of M/s Sanchaya Lands and estates pvt ltd **M/s Sanchaya lands and estates pvt ltd** the parties above named do hereby solemnly state and declare that what is contained in paragraphs 1 to 3 are true to the best of our knowledge, belief and information.

It is most graciously prayed before this Hon'ble court to accept this joint compromise memo and dispose the matter in the interest of justice and equity

  
Complainant

  
OPPONENT

**M/s. SANCHAYA LAND AND ESTATES PVT Ltd**

**BENGALURU**

**DATE:** 23.06.2023.



**BEFORE THE KARNATAKA REAL ESTATE REGULATORY AUTHORITY,  
BENGALURU**

No::1/14, Ground Floor, Silver Jubilee Block, Unity Building ,CSI  
Compound ,3<sup>rd</sup> Cross, Mission Road,BENGALURU-560027 .

IN

**COMPLAINT No. CMP180403/0000644**

**RANK OF THE PARTIES**

**BETWEEN**

**Mr. TITUS PONNIAH**

**Aged** about 45 years

R/at :: No 188,7<sup>th</sup> A Cross, Asha Township ,  
Bileshivale, Near BITS club,Doddagubbi Main Road,  
BENGALURU-560077

**COMPLAINANT**

**AND**

**VERSUS**

**M/s. SANCHAYA LAND AND ESTATES PVT ltd**

[Represented by Authorized signatory]

Having its office at :: 479, HMT Layout,  
R T Nagar, Bengaluru-560032

**OPPONENT**

**LIST OF DOCUMENTs**

1. Certificate of incorporation of M/s Sanchaya Land and estates pvt ltd
2. Authorization letter by Board of resolution of M/s Sanchaya Land and estates pvt ltd
3. DEMAND Draft of Rs. 2,00,000/-, [ Rupees Two Lakhs only ]

**BENGALURU**

**DATE:** 23.06.2023.

**OPPONENT**

**Complaint No. CMP-1471**

**08.07.2023**

**Before the Lok-Adalat**

The execution proceedings in this case are taken up before the pre-Lok-Adalat held on 23.06.2023. The joint memo filed by both the parties is hereby accepted. Hence, the dispute in connection with the execution proceedings of this complaint is settled before the Lok-Adalat as per joint memo dated: 23.06.2023. The joint memo filed by the parties shall be part and parcel of award/order.

The execution proceedings in this complaint referred above stands disposed off accordingly.

  
Judicial Conciliator.

  
Advocate Conciliator.

**KARNATAKA STATE LEGAL SERVICES AUTHORITY**  
**BEFORE THE LOK ADALAT**  
**IN THE KARNATAKA REAL ESTATE REGULATORY AUTHORITY AT**  
**BENGALURU**

**DATED: 08<sup>TH</sup> DAY OF JULY 2023**

**: CONCILIATORS PRESENT:**

Sri. I. F. Bidari

..... Judicial Conciliator

AND

Smt. Preethi N

..... Advocate Conciliator

**COMPLAINT NO: CMP/181019/0001471**

**Between**

Mr. Titus Ponniah

..... Complainant

AND

M/s. Sanchaya Land and Estates Private Limited

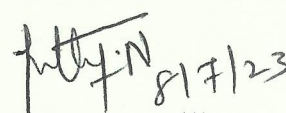
.....Respondent

**Award**

The dispute between the parties with regard to execution proceedings in the above case having been referred for determination to the Lok Adalat and the parties having compromised/settled the dispute in connection with execution proceedings in the matter, as per the joint memo filed during the pre-Lok Adalat sitting on dated:23.06.2023, same is accepted. The settlement entered between the parties is voluntary and legal one.

The execution proceedings in the case stands disposed off as per the joint memo and joint memo is ordered to be treated as part and parcel of the award.

  
Judicial conciliator

  
Advocate conciliator