

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 BEFORE FULL BENCH**

**PRESENT:**

**SHRI. H.C. KISHORE CHANDRA, HON'BLE CHAIRMAN**

**SMT. NEELMANI N RAJU, HON'BLE MEMBER**

**SHRI. GURIJALA RAVINDRANADHA REDDY, HON'BLE MEMBER**

**COMPLAINT NO.: CMP/211108/0008522**

**DATED THIS 26<sup>th</sup> DAY OF MAY, 2023**

**COMPLAINANT.....**

**P K RAJESH,**

G-2, Siva Classic Apartment,  
6<sup>th</sup> Cross, Kaggadasapura,  
C.V. Raman, P.O,  
Bengaluru - 560093.

(In person)

**V/S**

**RESPONDENT.....**

**SHASHWATI REALTY PVT. LTD.,**

No. 19/1, 2<sup>nd</sup> Floor,  
Doddamane Building,  
Vittalmallya Road,  
Bengaluru - 560001.

**(Rep. By. Sri. Arvind Rao, Advocate)**

**PROJECT NAME &  
REGISTRATION NO.**

**PASHMINA BROOKWOODS  
PRM/KA/RERA/1250/304/  
PR/171015/000556**

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1. This complaint is filed under section 31 of the RERA Act against the project "Pashmina Brookwoods" developed by "Shaswati Realty Pvt. Ltd.," on Khataha no. 48,49,50 & 51 (Old SY. No. 22,23/1 & 24), Kammasandra village,

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Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru for the relief of refund with interest.

2. This project has been registered under RERA bearing Registration No. PRM/KA/RERA/1250/304/PR/171015/000556 valid till 30/09/2021. The Authority gave Covid extension for 9 months i.e., valid till 30/06/2022.

**Brief facts of the complaint are as under:-**

3. The complainant had booked a flat bearing No. B4K0401 in the project of respondent wherein the complainant entered into an agreement for sale agreement on 17/12/2014 for the total sale consideration of Rs.24,09,808/- (Rupees Twenty Four Lakh Nine Thousand Eight Hundred and Eight only) and paid Rs.17,73,719/- (Rupees Seventeen Lakh Seventy Three Thousand Seven Hundred and Nineteen only) to the respondent. The respondent was supposed to handover the flat in favour of the complainant on or before 31/03/2017 but he has failed to handover flat and to pay pre-EMI as agreed. Hence, this complaint.
4. After registration of the complaint, in pursuance of the notice, the respondent has appeared before the Authority through its counsel but not contested the matter by filing statement of objections, producing documents etc., on its behalf.
5. In support of his claim, the complainant has produced in all 4 documents such as copy of allotment letter, payment schedule, payment receipts and sale agreement dated 17/12/2014.
6. Hearings were conducted on 07/02/2023 and 23/03/2023.
7. Heard arguments of both sides.
8. **On the above averments, the following points would arise for my consideration:-**
  1. Whether the complainant is entitled for the relief claimed?



2. What order?

9. **My findings on the above points is as under:-**

1. In the Affirmative.
2. As per final order for the following

**REASONS**

10. **My finding on point No. 1:-** From the materials available on records, it is apparent that in spite of entering into an sale agreement to handover the possession of an apartment, the builder has not completed the project as per agreement and has delayed the project. Hence, the builder has failed to abide by the terms of the sale agreement dated 17/12/2014. There seems to be no possibility of completing the project or handing over possession in near future.
11. In the judgement reported in Civil Appeal No. 3581-3590 of 2020 at para No. 23 between M/s. Imperia Structures Ltd., V/s. Anil Patni and another by the Hon'ble Supreme court it is held that,

*"In terms of Section 18 of the RERA Act, if a promoter fails to complete or is unable to give possession of an apartment duly completed by the date specified in the agreement, the Promoter would be liable, on demand, to return the amount received by him in respect of that apartment if the allottee wishes to withdraw from the Project. Such right of an allottee is specifically made "without prejudice to any other remedy available to him". The right so given to the allottee is unqualified and if availed, the money deposited by the allottee has to be refunded with interest at such rate as may be prescribed. The proviso to Section 18(1) contemplates a situation where the allottee does not intend to withdraw from the Project. In that case he is entitled to and must be paid interest for every month of delay till the handing over of the possession. It is upto the allottee to proceed either under Section 18(1) or under proviso to Section 18(1). The case of*

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*Himanshu Giri came under the latter category. The RERA Act thus definitely provides a remedy to an allottee who wishes to withdraw from the Project or claim return on his investment."*

12. Therefore, as per section 18(1) of the Act, the promoter is liable to return the amount received along with interest and compensation only as the promoter fails to complete or provide possession of an apartment etc., in accordance with sale agreement.
13. From the averments of the complaint and the copy of agreement between the parties, the complainant has already paid substantial sale consideration. Having accepted the said amount and failure to keep up promise to handover possession of apartment certainly entitles the complainant herein for refund with interest.
14. Despite of several opportunities were given, the respondent has not filed his memo of calculation. A thorough verification of documentary evidence submitted by the complainant reveals that his claim is genuine. Having regard to all these aspects, this Authority concludes that the complainant is entitled for refund with interest as submitted vide their memo of calculation dated 07/02/2023 in view of the non-co-operation of the respondent.
15. Therefore, it is incumbent upon the respondent to refund the amount with interest which is determined as under:-

**Interest Calculation Till 30/04/2017 (Before RERA)**

S.NO	DATE	AMOUNT PAID BY CUSTOMER	NO OF DAYS	NO OF DAYS TILL	INTEREST @9%
1	13-11-2014	100,000	899	30-04-2017	22,167
2	08-12-2014	253,456	874	30-04-2017	54,621
3	26-02-2015	1,420,263	794	30-04-2017	278,060
4		1,773,719		TOTAL INTEREST ( 11 )	354,848

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**Interest Calculation From 01/05/2017 (After RERA)**

S.NO	DATE FROM 01/05/2017	AMOUNT PAID BY CUSTOMER	NO OF DAYS	NO OF DAYS TILL	MCLR INTEREST X%	INTEREST RATE X+2%	INTEREST @X+2%
1	01-05-2017	1,773,719	2108	07-02-2023	8.15	10.15 as on 01-05-2017	1,039,749
2	<b>TOTAL AMOUNT</b>	<b>1,773,719</b>				<b>TOTAL INTEREST ( I2 )</b>	<b>1,039,749</b>

**Memo Calculation**

PRINCIPLE AMOUNT ( A )	INTEREST ( B = I1 + I2 + I3 ) AS ON 07-02-2023	REFUND FROM PROMOTER ( C )	TOTAL BALANCE AMOUNT ( A + B - C )
1,773,719	1,394,597	0	3,168,316

16. Considering all these facts, this Authority concludes that the complainant is entitled for the relief claimed.
17. Accordingly, the point raised above is answered in the Affirmative.
18. **My finding on point No.2:-** In view of the above discussion, the complaint deserves to be allowed. Hence, we proceed to pass 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/211108/0008522 is hereby allowed

1. The respondent is directed to pay the amount of Rs.31,68,316/- (Rupees Thirty One Lakh Sixty Eight Thousand Three Hundred and Sixteen Only) towards refund with interest to the complainant within 60 days from the date of this order, calculated at 9% from 13/11/2014 to 30/04/2017 and at SBI MCLR+2% from 01/05/2017 till 07/02/2023.

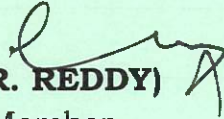
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2. The interest due from 08/02/2023 up to the date of final payment shall be calculated likewise and paid to the complainant.
3. The complainant is at liberty to enforce the said order in accordance with law if the respondent fails to comply with the above order.

No order as to costs.

  
(G.R. REDDY)  
Member  
K-RERA

  
(NEELMANI N RAJU)  
Member  
K-RERA

  
(H.C. KISHORE CHANDRA)  
Chairman  
K-RERA

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