

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 5th DAY OF JULY 2023**

**COMPLAINT No: CMP/ 201012/0006825**

**COMPLAINANTS....**

**PRAVAKAR SAMAL &  
J. NANDITA  
C/o Nagaraj A  
Balaji Nilaya  
Pattalamma Layout  
4th Cross, Kadugodi Whitefield  
BENGALURU RURAL-560067**

**(By Sri. KOWSHIK RAJA  
Advocate)**

**V/S**

**RESPONDENTS.....**

**1.M/s KSR PROPERTIES PRIVATE  
LIMITED**

**Having its Corporate office at  
No: 23, Sankey Square, Sankey  
Road, Lower Palace Orchards  
Sadashivanagar  
BENGALURU-560 003.**

**2.L. Haribabu**

**Landlord**

**Flat No: 12, 1st Floor, Doctors  
Apartment, No:60, 3rd "A"Cross  
Doctors Layout, B. Chennasandra  
Kasturi Nagar  
Bengaluru-560043.**

**(By Sri. Shishira Amaranath  
Advocate)**



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**JUDGEMENT**

1. This complaint is filed under section 31 of the RERA against, project **"KSR BASIL"** developed by **"M/s KSR PROPERTIES PRIVATE LIMITED"** for the relief of refund with interest.
2. This project is registered in RERA bearing registration No. PRM/KA/RERA/1251/446/PR/180519/1744
3. The builder has developed this project in the limits of Sy.No. 68/2, Huskur Village, Bidarahalli Hobli, Off Old Madras Road, Bengaluru East.
4. The gist of the complaint is that the complainants have booked an apartment no. I-301 on the third floor in Block-I in the project **"KSR BASIL"** and thereafter entered into an agreement of sale dated 26/03/2019 with respondent no.1 towards purchase of the said apartment. Out of total sale consideration of Rs.31,00,870/- the complainants have paid an amount of Rs.1,00,000/- on 16/01/2019, Rs.2,10,087/- on 4/3/2019, Rs.12,38,000/- on 27/6/2019, Rs.6,22,520/- on 11/7/2019, Rs.1,55,044/- on 11/12/2019 altogether Rs.23,25,651/- to the respondent no.1/promoter which has been duly acknowledged by him. The complainant has also entered into an tripartite agreement dated 27/3/2019 with himself, respondent-1/builder and State Bank of India Limited. The respondent is required to hand over the possession of the apartment to the complainants by 31<sup>st</sup> December 2019 with a grace period of 6 months that is by 12/6/2020. There is no progress in construction at the project site since February 2020. The promoter has not yet reopened its office at project site. They tried to reach executives of KSR Properties over phone but there

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was no response. Further, he has sent several emails requesting for settlement and refund but he did not receive any reply from them. Since there is no progress in construction and no response from the promoter, the complainants lost confidence with the builder and have decided to exit from the project and approached this forum seeking for the relief of refund with interest. Hence, this complaint.

5. After registration of the complaint, in pursuance of notice, the respondent-1 has appeared before this Authority through his counsel during the hearings held on 21/9/2022 and filed Vakalatnama. Subsequently, he continuously remained absent during the hearings held on 25/01/2023, 22/2/2023, 18/4/2023 and has not contested the matter by filing statement of objections, producing documents if any on his behalf. The advocate for complainants has filed an application under order 1 Rule 10(2) & Section 151 of the Code of Civil Procedure, 1908 to implead the landlord which came to be allowed by this Authority.
6. The complainants in support of their claim have produced documents such as (1) copy of agreement for sale dated 27/3/2019 (2) Tripartite agreement dated 27/3/2019 (3) copies of receipts dated 16/01/2019, 27/6/2019 and 3/7/2019 (3) Interest certificates dated 13/4/2022, 17/4/2021, 13/4/2020 (4) Letter from SBI dated 27/8/2021 (5) Bank Account statement from 1/4/2019 to 31/3/2020 (6) demand notice dated 3/7/2019 (7) memo of calculation
7. Heard the arguments. This matter was heard on 21/9/2022, 13/12/2022, 25/1/2023, 22/02/2023, 18/4/2023.



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8. On the above averments, the following points would arise for our consideration:-

1. Whether the complainant is entitled for the relief claimed?
2. What order?

9. Findings to the above points are as under:-

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

**FINDINGS**

10. **Findings to point No.1:-** The grievance of the complainant is that the complainant had booked an apartment no. I-301 on the third floor in Block-I in the project "KSR BASIL for a total sale consideration of Rs.31,00,870/-. As per the agreement entered into between both the parties, the vendor agrees to deliver the apartment in habitable condition within 31<sup>st</sup> December 2019 with a grace period of 6 months i.e. by 30/6/2020. There is no progress in construction at the project site since February 2020. The promoter has not reopened its office at the project site even after COVID-19 relaxation announcement from the Government. They tried to reach the executives of KSR Properties over phone but there was no response. Since there is no progress in construction and no response from the promoter, he has approached this Authority to take necessary steps to process for their refund from the promoter.

11. In pursuance of notice, the respondent no. 1 did appear before this Authority and filed Vakalatnama. Thereafter, respondent no.1 has failed to file statement of objections, furnishing documents if any on his behalf.

12. At this juncture, our attention is drawn towards the decision of the judgement of the Hon'ble Supreme Court of India in CIVIL APPEAL NO(S). 3581-359 2022, Civil Appeal Diary No: 9796/2019 between M/s Imperia Structures Limited vs. Anil Patni & others, it is held as under:



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*"23. 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 RERA Act thus definitely provides a remedy to an allottee who wishes to withdraw from the Project or claim return on his investment.*

13. Therefore, as per section 18(1) of the Act, the promoter is liable to return the amount received along with interest and compensation only if the promoter fails to complete or provide possession of an apartment /plot in accordance with sale agreement.

14. Further, in the decision of the Hon'ble Supreme Court of India(Judgement) in Civil Appellate Jurisdiction Civil Appeal No(s) 6745-6749 of 2021(arising out of SLP (Civil) No(s) 3711-3715 of 2021 between M/s Newtech Promoters and Developers Private Limited Versus State of UP & others, it is held as under:

*"Section-18(1) of the Act spells out the consequences if the promoter fails to complete or is unable to give possession of an apartment, plot or building either in terms of the agreement for sale or to complete the project of his business as a developer either on account of suspension or revocation of the registration under the Act or for any other reason, the allottee/home buyer holds an unqualified right to seek refund or the amount with interest at such rate as may be prescribed in this behalf"*

15. From the averments made in the complaint, it is obvious that the complainants have paid the substantial sale consideration and is entitled to get his amount paid along with interest as per the memo of calculation

*Ad*

*HH*

*Long*



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submitted by the complainant. The complainants have claimed an amount of Rs.31,31,648/- The Promoter-respondent has not submitted any memo of calculation in spite of several opportunities given to him.

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

**Memo Calculation submitted by the complainant as on 27/09/2022**

PRINCIPLE AMOUNT ( A )	INTEREST ( B = I1 + I2 + I3 ) AS ON 27/09/2022	REFUND FROM PROMOTER ( C )	TOTAL BALANCE AMOUNT ( A + B - C )
23,25,651	8,05,997	0	31,31,648

17. Though the respondent no.1 has appeared before this Authority through its counsel and filed vakalatnama. Subsequently he has failed to file statement of objections and furnishing documents in support of his defence and hence not contested the matter. In the absence of any resistance by the respondent no.1 and considering the claim of the complainant which is corroborated with the documentary evidence, there is no option left to this Authority except to accept the claim of the complainant. Considering all these aspects, the point raised above is answered in the Affirmative.

**18. Findings to point no.2.** In view of the above discussion, I conclude that, this complaint deserves to be allowed. Accordingly, we proceed to pass the following order:

**ORDER**

In exercise of the powers conferred under Section 31 of the Real Estate (Regulation and Development) Act, 2016, the complaint bearing No: **CMP/201012/0006825** is hereby allowed as under:

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*


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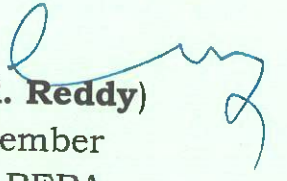
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1. The respondent no.1 is hereby directed to pay a sum of Rs. **31,31,648/-** (Rupees Thirty one lakhs thirty one thousand six hundred forty eight only) towards refund with interest to the complainants within 60 days from the date of this order calculated at the rate of at the rate SBI MCLR + 2% from 16/01/2019 till the date of realization.
2. The complainants are at the liberty to enforce the said order in accordance with law if the respondent fails to comply with the order.

No order as to costs.

  
(Neelmani N. Raju)  
Member  
K-RERA

  
(G.R. Reddy)  
Member  
K-RERA

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

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