



# ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ಕಡತ ಸಂಖ್ಯೆ Comp. No: 01671/2023

ಪುಟ ಸಂಖ್ಯೆ .....

ವಿಷಯ Aratt Rolling Whites Owners Welfare Association

Aratt Rolling Whites - Row Villas

ಕಂಡಿಕೆ  
ಸಂಖ್ಯೆ

ಟಿಪ್ಪಣಿ ಮತ್ತು ಆದೇಶಗಳು

**Complaint No: 01671/2023**

**05.12. 2023**

As per the request of Authorised persons of Complainant 1) Mr. Vishnu Menon & 2). Mr Shalya Kanishka Rath and authorised person of the respondent, this complaint is taken-up for amicable settlement in the National Lok Adalat to be held on 09.12.2023.

The Authorised persons of Complainant 1) Mr. Vishnu Menon & 2). Mr Shalya Kanishka Rath and authorised person of the respondent are present and filed letter of authorisation in the pre-Lok-Adalat sitting on 05.12.2023 settled the dispute relating to the subject matter of the complaint and filed the joint memo, stating that matter has been settled between the parties in terms of the joint memo dated: 05.12.2023 entered between them. The settlement entered between the parties is voluntary and legal one. Hence, settlement is accepted and the dispute between the parties is settled in terms of joint memo dated:05.12.2023. For consideration of joint memo and award, matter is referred to Lok-Adalat to be held on 09.12.2023.



5/12/23  
Judicial Conciliator.

W. K. K. K.  
Advocate Conciliator.

**For Aratt Rolling Whites**

[Signature]  
Partner  
[Signature]  
(Adv for Respondant)



**BEFORE LOK ADALAT IN THE KARNATAKA REAL ESTATE**  
**REGULATORY AUTHORITY, AT BENGALURU**  
**COMPLAINT NO: CMP/ 1671 /2023**

COMPLAINANT : ARATT ROLLING WHITES  
ASSOCIATION

-Vs-

RESPONDENT : ARATT ROLLING WHITES

**JOINT MEMO**

The complainant and the respondent in the above complaint jointly submit as under:

1. During the pendency of the above complaint, the authorised person of complainant/allottee and the authorised person of respondent/promoter after due deliberation have got their dispute pertaining to the subject matter of the complaint settled amicably before the Lok -Adalat.

2. In view of the same, they jointly request this Lok- Adalat to dispose of the complaint as amicably settled before the Lok - Adalat since the complainants and respondent have agreed to the following terms and conditions:

- a) The Respondent shall handover the completed Club house with 1 Basket Ball Board with Ring, multipurpose hall, Gym with required equipments and swimming pool with standard dimentions to the Complainant within 12 months in the site no.77 and 78 and area denoted as park in the Layout Plan, from the date of this memo.

**For Aratt Rolling Whites**

**Partner**

*Shalpa*  
*Thiruk*





- b) The Respondent shall provide 1 Bore well in addition to the any existing bore wells in the project to the complainant within 6 months from the date of this Memo.
- c) The Respondent shall clean and repair the STP within 3 months from the date of this memo.
- d) The Respondent shall repair the 1 damaged power Junction Boxes at Block A within 60 days from the date of this Memo.
- e) The Respondent shall construct barbed wire fencing with green net at STP area within 90 days from the date of this Memo.
- f) The Respondent the shall provide current undivided share details to the complainant within 3 months.
- g) The Respondent shall transfer the club house properties to the complainant within 90 days from the date of completion of Club House.
- h) The Respondent shall provide exit and entry signage within 4 months from the date of this memo.
- i) The Respondent shall provide waste/ garbage platform and closed shed within 3 months from the date of this memo.
- j) The Respondent shall provide CCTV for entry and exit point within 6 months from the date of this memo.
- k) The Respondent shall repair the patches of road within 12 months from the date of this memo.

For Aratt Rolling Whites

Partner






3. The claim of the complainant in this complaint is being fully satisfied and complainant have no further claim against respondent in this complaint. Both parties to the proceedings have no claim whatsoever against each other in respect of the subject matter of the above complaint. If there is any claim by either of the parties to this complaint against the other before any forum or Court relating to the subject matter of the above complaint, they have agreed that the same be disposed of as settled by either party filing an appropriate memo in such cases.

4. Parties further request that this settlement be recorded in the National Lok-Adalat to be held on 09.12.2023.

Shalya  
Lihla



Place: Bengaluru

Authorised person of Complainant/Allottee

Date: 05.12.2023

**For Aratt Rolling Whites**

Authorized Signatory of Respondent/Promoter

Partner

Advocate for Respondent



**Complaint No: 01671/2023**

**09.12.2023**

**Before the Lok-Adalat**

The above case is taken up before the Lok-Adalat. The joint memo filed by both the parties is hereby accepted. Hence, the matter is settled before the pre Lok-Adalat sitting on 05.12.2023 as per joint memo dated: 05.12.2023. The joint memo filed by the parties shall be part and parcel of award/order.

The complaint 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: 9<sup>TH</sup> DAY OF DECEMBER 2023**

**: CONCILIATORS PRESENT:**

Sri. I. F. Bidari

..... Judicial Conciliator

AND

Ms. Likitha T.A

..... Advocate Conciliator

**COMPLAINT NO: 01671/2023**

**Between**

Aratt Rolling Whites Owners Welfare Association  
(By: Authorised person Mr. Vishnu Menon  
& Mr Shalya Kanishka Rath)

..... Complainant

AND


M/s. Aratt Rolling Whites  
(By: Authorised person Mr. Mohammad Nissar K.P.)

.....Respondent

**Award**

The dispute between the parties having been referred for determination to the Lok Adalat and the parties having compromised/settled the matter, in terms of joint memo dated: 05.12.2023 filed during the pre-Lok Adalat held on dated: 05.12.2023. The settlement entered between the parties is voluntary and legal one.

The complaint stands disposed off in terms of the joint memo and same are part and parcel of the award.

  
Judicial conciliator

  
Advocate conciliator