

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 6<sup>th</sup> of September 2019

**COMPLAINT No. CMP/180130/0000437**

**K M MUNEEER AHMED**

**....Complainant**

6/85, 2<sup>nd</sup> Cross, Papiiah Reddy Layout,  
Manorayana Palya, Sulthan Palya Main Road,  
Bengaluru Urban - 560032.

**VERSUS**

**G N Chandrashekar Reddy**

**....Respondent**

**ACE Builders and Developers,**

No. 1056, GNR Villa,  
36<sup>th</sup> Cross, 28<sup>th</sup> Main,  
80 Feet Road, Jayanagar 4<sup>th</sup> T Block,  
Bengaluru Urban - 560041.

The complaint has been filed against the above said promoter for his project "Hill View Layout, Chokkahalli Village, Chikkaballapur".

The complaint in brief is as follows;

- (i) That the complainant is the proprietor of "the Pro Estate Solutions, Amruthahalli, Bengaluru"
- (ii) That the promoter approached the complainant for the marketing of plots situated in Sri. Shiradi Sai Nagar, Gowribidanur and subsequently in Hill View Layout, Chokkahalli Village, Chikkaballapur, Projects.

6/9/19

**ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ,**

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- (iii) That the promoter had promised 30-35 plots in Hill View and in Sri. Shiradi Sai Nagar, Gowribidanur, but he failed to keep up the promise.
- (iv) To take action against the promoter for cheating him and conducting fraud.

Notices were issued for hearing. On 20/08/2019, Mr. Nandagopal, Manager on behalf of the promoter was present and filed documents claiming exemption from registration for the Hill View Project, Chokkanahalli, Chikaballapur. The complainant was present and submitted that the land is not developed, though possession is given. On 04/09/2019 the respondent is present and submits that there were no written commitments from him to the complainant as he is claiming.

The respondent has filed the copies of the Approved Layout Plan, GPA and the Sale Deed with respect to Hill View Layout, Chokkanahalli Village, Chikaballapur. As per the sale deed bearing No. 2130/07/08 dated 07/09/2007, all the sites were sold in favour of the respondent. Hence on the date of enforcement of the Real Estate (Regulation and Development) Act, 2016, the project was not ongoing.

The complainant does not satisfy the definition of "allottee" u/s 2(d) of the Act. The complainant claims that he assisted the promoter in the sales of the sites developed in these layouts. He has failed to demonstrate as to which provision of the law, the promoter has violated.

In view of the above, the following order is passed.

*Wd*  
6/9/19



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**ORDER**

The complaint bearing No.  
**CMP/180130/0000437** is hereby rejected as, it  
is not maintainable. However the complainant is  
at liberty to seek remedy before a competent  
forum.

(Adoni Syed Saleem)

Member - 2

KRERA