

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 U/S.7(3) OF THE RERA ACT**

**Dated 6<sup>th</sup> Day of March 2024**

Ref:	PRM/KA/RERA/1251/446/PR/181210/002211
Applicant/Promoter	<b>Varin Infra Projects Private Limited</b> No 10,Vittal Mallya Road, Bengaluru -560001
Project Name	<b>ADARSH TRANQVILLE</b> SY NO. 92,95/1, 95/2, CHIKKAGUBBI VILLAGE, Bidarahalli Hobli, Bengaluru Urban, Bengaluru East.

As per the registration certificate dated: 10-12-2018 the period of validity of the Registration of the aforesaid project was from 01-06-2018 to 31-08-2020. In view of the COVID-19 extension allowed for the incomplete projects, the period of validity of registration was *suo motto* extended by the Authority for the period of 9 months and accordingly the validity of registration of this project was available up to 31-05-2021. The promoter could not complete the project within the validity period of the registration of the project. On account of extension of one year granted u/s. 6 of the Act was extended up to 31-05-2022. However the project could not be completed by 31-05-2022, hence the promoter has submitted a physical application for extension of the project u/s 7 of the RERA Act with relevant documents before the Authority seeking further extension of end date of the project and authority has granted extension of the project up to 04-11-2023 to complete the development work of the project.

Even after above extensions of the end date of the project, the promoter could not complete the project, the promoter submitted another physical application dated: 16-02-2024 before the Authority seeking 2<sup>nd</sup> further extension of end/completion date of the project for 12 months.

The application of the promoter of the project seeking additional time for completion of the project is examined during the hearing proceedings dated 06-03-2024. The Authority has reviewed the progress of the project on the basis of the quarterly updates submitted by the promoter. It is noted that the overall progress of the project is 32% and promoter filed Annual Audit Report for the year 2022-23. No complaints against the project are pending before this authority.

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The promoter of the project has submitted that the delay is due to impact of Covid-19 wave effect, shortage of construction raw-materials, disruptions in labour availability, economic slowdown causing liquidity crunch and fall in demand situation, which are beyond the control of the promoter.

The Authority has examined the status of the project and the requirement of completion of the project in the best interests of the Allottees. The Authority has considered the materials on record and Authority is of the view that at this stage of the development of the project, it is imperative that the promoter of the project is permitted to continue the development of the project and complete the project as envisaged under Section 7(3) of the Act. Accordingly the following Order is passed.

**ORDER**

In exercise of the powers vested in the Authority u/s.7(3) of the Act, the Authority permits the promoter to continue the development work of the project and complete the entire development of the project with amenities and obtain an occupancy certificate till the date of this order and further up to **06-03-2026**. The promoter is directed to file monthly returns of the project progress to appraise the Authority. The promoter of the project shall comply with all the duties and obligations in accordance with the provisions of the Act and shall ensure that the project is completed in accordance with this Order.

  
(Neelmani N Raju)  
Member  
K-RERA

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