



GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

101, 1st Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji 403 001 GOA

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F.No.3/RERA/Provident Housing Ltd./Complaints/101

Date: 07/02/2022

1. Case No. 3/RERA/Complaint(156)/2021

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

P Narasimha Reddy

Mokilla Shankar Palli, Mokilla
K.V. Ranga Reddy,
Telangana 501203.

.....

Respondent

2. Case No. 3/RERA/Complaint(157)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Kumar and Associates

77 1st Floor Sector 91
Surya Nagar Faridabad,
Hyderabad - Telangana 121013.

.....

Respondent

3. Case No. 3/RERA/Complaint(158)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Shradhmayi Sahoo

Flat No.A-18 Indian Bank Staff Quarters
CBD Pillapur Navi Mumbai,
Mumbai City Maharashtra, 400614.

.....

Respondent

4. Case No. 3/RERA/Complaint(159)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Nisha Devi

38 kb Mahipalpur Malikpur,
Kohi Alias Rangapuri South West Delhi
West Delhi- 110037.

.....

Respondent

5. Case No. 3/RERA/Complaint(160)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Sahil Rakeja

2055 Rani Bagh,
North West Delhi 110034.

.....

Respondent

6. Case No. 3/RERA/Complaint(161)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Lalitha Patolla

Mokilla Shankar PalliMokilla
K V Ranga Reddy
Telangana
Ranga Reddy 501101.

.....

Respondent

7. Case No. 3/RERA/Complaint(162)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Jagmohan Singh Lamba
181 Model House, Ludhiana
Punjab –Ludhiana,141002. Respondent

8. Case No. 3/RERA/Complaint(163)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042. Complainant

V/s

Vidya Santosh Karajage
133 c 1 Vishnu Galli
Vadagoun Belgaum Karnataka- 590005. Respondent

9. Case No. 3/RERA/Complaint(164)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042. Complainant

V/s

Mohamed Rafiudeen
35 B Valamburi Vinayagar Kovli Street
Kumbakonam Thanjaur
Tamil Nadu, 612001. Respondent

10. Case No. 3/RERA/Complaint(165)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042. Complainant

V/s

Neha Milind Subhedar
MD 25 Housing Board Colony
Vasco Da Gama
South Goa 403802. Respondent

11. Case No. 3/RERA/Complaint(166)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042. Complainant

V/s

Rabia Shaikh

4th Floor Room No 28 Nizam Street,
B P Lane Mumbai-Maharashtra
Mumbai City 400003.

.....

Respondent

12. Case No. 3/RERA/Complaint(167)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Vatsalya Rastogi

E 1002 Palm Drive Sector 66
Golf Course Extension
Haryana-Gurgaon 122001.

.....

Respondent

13. Case No. 3/RERA/Complaint(168)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Abhijeet Padmanbhan

4th main Road BEML Layout
Brookfield Bangalore-Karnataka
Bangalore Urban, 560066.

.....

Respondent

14. Case No. 3/RERA/Complaint(169)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Girish T Mattikop

946 near KLE international School
Kuvempu Nagar, Karnataka
Belgaum- 590016.

.....

Respondent

15. Case No. 3/RERA/Complaint(170)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Rajesh S Walawalker
Vision Park Apartments Building
B Flat Goa North Goa, 403002. **Respondent**

16. Case No. 3/RERA/Complaint(171)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Ramesh Machindra Alhat
Jagruti Alaht Vasati
Pune City, Maharashtra
Pune-411057. **Respondent**

17. Case No. 3/RERA/Complaint(172)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Olivia Teresinha Gomes
Flat No 102, 1st Floor
Prime Harmony Airport Road,
Chicalim South Goa, 403711. **Respondent**

18. Case No. 3/RERA/Complaint(173)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Ajay Krishna Chougule
1st Cross Bharat Nagar,
Belgaum Karnataka 590014. **Respondent**

19. Case No. 3/RERA/Complaint(174)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Avanika Reddy Bynageri

Flat No 303 Sailok Penumurthy Haripuri Colony
Saroonagar K V Rangareddy
Telangana, Ranga Reddy500035.

.....

Respondent

20. Case No. 3/RERA/Complaint(176)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Clifford Pereira

Flat No 31 Four Bungalow
Anderi West Mumbai
Mumbai City-Maharashtra
400053.

.....

Respondent

21. Case No. 3/RERA/Complaint(177)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Deepa Prashant Wandkar

66 4th Main Road Hanuman Nagar,
Belgaum Karnataka
590019.

.....

Respondent

22. Case No. 3/RERA/Complaint(178)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Zohra Riyaz Hashami

Nathula Road Camp,
Hukeri Belgaum
Karnataka, 590001.

.....

Respondent

23. Case No. 3/RERA/Complaint(187)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Dasary James Anil

Plot No.6 ICRISAT Colony
Near Suman working Womens Hostel Chandra Nagar
Tirumalagiri TL-500-050
Hyderabad Telangana 500005.

.....

Respondent

24. Case No. 3/RERA/Complaint(188)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Alwyn Prasad Dmello

Behind old post office,
Shanker Pura post
Udupi Dist. Udupi
Alipurduar, West Bengal 574115.

.....

Respondent

25. Case No. 3/RERA/Complaint(189)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Amit Prakash Revankar

Mahalaxmissociates, Plot No.26,
CCB N, Mahalaxmi Associates
Plot No.26, CCB N,
Belgaum Karnataka 590006.

.....

Respondent

26. Case No. 3/RERA/Complaint(190)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Aashish Mantri,

H.No.2/61 LaxmiNiwas
Post Taluka K
Pune Maharashtra, 416602.

.....

Respondent

27. Case No. 3/RERA/Complaint(191)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Bernard Devassy

H.No.2/2 Gujrabhat-Curca,
Tiswadi, North-Goa 403702.

.....

Respondent

28. Case No. 3/RERA/Complaint(192)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Dilip T Singnath

Sai Sadan, Plot No.18,
CS, No 5274/4,
4th Cross Shasthinasra,
Belgaum Karnataka 590001.

.....

Respondent

29. Case No. 3/RERA/Complaint(193)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Dipti UnnikrishnanVadakath
C-4, 1st floor, Maplawadi CHS,
Next to Kakkad Industrial Estate,
Sitaram Keer Marg Mahim,
Mumbai City, Maharashtra 400016. Respondent

30. Case No. 3/RERA/Complaint(194)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
Yellappa Chetty Layout,
Bangalore Urban, Karnataka 560042. Complainant

V/s

Gurpal Singh
Flat No-2B/803,
Plot No-8, Sector-18 A,
Bharat Petroleum Apartment Dwarka
South West Delhi, 110075. Respondent

31. Case No. 3/RERA/Complaint(195)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. Complainant

V/s

Kavita Duragkar
Plot No-2 Ajani Square
Wardha Road, Nagpur
Maharashtra, 440015. Respondent

32. Case No. 3/RERA/Complaint(196)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. Complainant

V/s

Laxman Sataba Hongekar
H.No.477, Gandhi ChowkUchagaon
Belgaum Karnataka, 591125. Respondent

33. Case No. 3/RERA/Complaint(197)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. Complainant

V/s

M S Service Inn Apartments

No. F 45 & 46, 3rd Cross,
Manyata Residency
Inside Manyata Tech Park,
Nagwara, Bangalore Urban
Karnataka, 560045.

.....

Respondent

34. Case No. 3/RERA/Complaint(198)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Mohd Yunus

Flat No.303, Patel's Avenue Road,
No. I, Hyderabad
Telanagana 500048.

.....

Respondent

35. Case No. 3/RERA/Complaint(199)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Pai Pundalika Harekal

No.3W-33-2921/2, HridayKunj,
NethajiSubhash Chandra Bose Road,
ChandrikaExtention, Bejai Road,
Mangalore Dakshina Kannada
Karnataka 575004.

.....

Responden

36. Case No. 3/RERA/Complaint(200)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Rahul V Adake

Plot No.22 SushilaPatwardhan
Layout Vad Belgaum Karnataka 590005.

.....

Respondent

37. Case No. 3/RERA/Complaint(201)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Rohidas Dnyandeo Satpute
S.No.49/2, Plot No.5, Harikrushna Complex
Flat No.4 Chandannagar
Pune Maharashtra 411014. **Respondent**

38. Case No. 3/RERA/Complaint(202)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Sampat Gangaram Gavhane
A/P, KoregaonBhima, Tal
Shirur, Dist:Pune Maharashtra 412216. **Respondent**

39. Case No. 3/RERA/Complaint(203)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Sepideh Enayati
Block A 14/2 JNMC Staff Quarters
Nehru Nagar Hukeri Belgaum,
Belgaum Karnataka 590001. **Respondent**

40. Case No. 3/RERA/Complaint(204)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Sujata Pan
Flat-32028, block-B, Phase-2,
Janapriya Utopia,
Attapur, Hyderabad, Telangana 500048. **Respondent**

41. Case No. 3/RERA/Complaint(205)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Sumalata Kanagali

1552, Shubhash Road,
Kanagali near Prati,
Belgaum Karnataka 590001.

.....

Respondent

42. Case No. 3/RERA/Complaint(206)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Swapnil Vasantao Mankumare

Yashodeep and Co.
104Siddhivinayak Appt.
Plot No1A-SEC-19C, Vashi, Mumbai,
Thane Maharashtra 400703.

.....

Respondent

43. Case No. 3/RERA/Complaint(208)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Ujwala Suresh Kamat

H.No.-260, Nr. Last Bus Stop,
Water Tank, New Vaddem,
Vasco-Da-Gama, South Goa 403802.

.....

Respondent

44. Case No. 3/RERA/Complaint(209)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Varshini
340,11th Main, AkashVihar,
ISRO Layout, Phase II,
Harohalli, Yelahanka
Bangalore Urban Karnataka, 560064. **Respondent**

45. Case No. 3/RERA/Complaint(210)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Vimi Chawla
28 A Gokuley Marge,
Lucknow Uttar Pradesh 226001. **Respondent**

46. Case No. 3/RERA/Complaint(212)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Anup Kumar Gupta
F.No-262, Plot 10, Sec 11
Heritage Appt, Dwarka,
Near Sector 11 Metro Station
Dwarka Sector 6, District Cour Complex, Delhi,
South West Delhi, 110075. **Respondent**

47. Case No. 3/RERA/Complaint(213)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Satyawan Vengurlekar
A-3 Essen Enclave,
Near Pallotti Home,
Chicalim, South-Goa, 403711. **Respondent**

48. Case No. 3/RERA/Complaint(214)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Feroz Khan
13-6-437/A/17/1, KhaderBagh,
Indra Nagar, Golconda Post Hyderabad
Hyderabad Telangana, 500008. **Respondent**

49. Case No. 3/RERA/Complaint(215)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Hetal Ankur Dapkawala
B-12, Shubh Residency,
Opp. Bhakti Oham Temple
Puma, Kubharia Road, Surat
Gujarat 395010. **Respondent**

50. Case No. 3/RERA/Complaint(216)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Mahesh Reddy Nalamadha
7 lat #104, Road #3 VijayaLaxmiAnnexe Apartment
Margadarshi Colony, Kothapet RR distr
Hyderabad Telangana 500035. **Respondent**

51. Case No. 3/RERA/Complaint(217)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Ganesh K Tolani

No.10, Sindhi colony,
Hindalaga, Belgaum
Karnataka, 590001.

.....

Respondent

52. Case No. 3/RERA/Complaint(218)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Derrick Lucas Rodrigues

OuchemBhatAnjuna,
Bardey Goa,
North Goa,403606.

.....

Respondent

53. Case No. 3/RERA/Complaint(219)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Harish A Kulgude

4867/1 sampigeRoad
2nd main 1st cross, Sadashivnagar
Belgaum Karnataka 590001.

.....

Respondent

54. Case No. 3/RERA/Complaint(220)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Indranil Aikat

H1101, Park view Spa, Sector 47,
Adjacent to DPS Sec-47,
Gurgaon, Haryana 122018.

.....

Respondent

55. Case No. 3/RERA/Complaint(222)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Srinivas Reddy Adulla
12-1-90/1, Shivaninagar,
Bandlagudanagole, 12-1-90/1,
Shivaninagar, BandlagudaNagole,
Hyderabad Telangana, 500068. **Respondent**

56. Case No. 3/RERA/Complaint(223)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Krishnan Kumar Setia
2232, ATS Hamlet, Sector-104,
Noida DL-Sector-104
Noida GautamBuddh Nagar
Uttar Pradesh 201304. **Respondent**

57. Case No. 3/RERA/Complaint(224)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Brijesh Yadav
A-704, JagadishApts,
Marol Military Road Andheri East
Mumbai city, Maharashtra 400059. **Respondent**

58. Case No. 3/RERA/Complaint(225)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Waddepally Anesh
H.No-10-97, Meenakshi Estates,
Opp. Bharat Petroleum Jeedimetla Village
Qutubullapur, Hyderabad
Telangana 500067. **Respondent**

59. Case No. 3/RERA/Complaint(226)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Bhavna Rameshlal Wadhwa
Sea Star Garden Marriage Lawns,
Plot No:32 Pencil factory Road,
Near CNG pump, Ulhasnagar
Thane Maharashtra 421004. **Respondent**

60. Case No. 3/RERA/Complaint(233)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Akshata Kakade
Plot No.398, Devaraj URS Colony
Basavan, Belgaum Karnataka 591124. **Respondent**

61. Case No. 3/RERA/Complaint(234)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

Arun Dhumale
CTS, No.155A/1
Budhwar pet Tilakawadi,
Belgaum Karnataka, 590006. **Respondent**

62. Case No. 3/RERA/Complaint(235)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. **Complainant**

V/s

BRANDALIVE EVENTS PRIVATE LIMITED
Flat No.204, Block A, KamdenuHomez
VasantVihar Phase-1, Dhakoli,
Zirakpur Patiala Punjab, 140603. **Respondent**

63. Case No. 3/RERA/Complaint(236)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Dhan Bahadur Gagan Chand

A-1901 Neelkanth Height Pokharan,
Road No-2 Upvan Lake
DevDavaNagarwestJakegram
Thane Maharashtra, 400601.

.....

Respondent

64. Case No. 3/RERA/Complaint(237)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Gurupadagouda Sanganagouda Patil

Basaveshwar Nagar, Goudar Oni, Ron, Gada
Basaveshwar Nagar Bangalore Urban
Karnataka 582209.

.....

Respondent

65. Case No. 3/RERA/Complaint(238)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Kanchan Goel

Wo Ravi Kumar # 501
Casa Mitasu near St,
Belgaum Karnataka 590001.

.....

Respondent

66. Case No. 3/RERA/Complaint(239)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Kori Kallappa Sharanappa
SaiSadan, Plot No.18, CS, No 5274/4
4th Cross, Shasthinasra
Belgaum Karnataka, 590001.

.....

Respondent

67. Case No. 3/RERA/Complaint(240)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Lovell Cedric Mathew Miranda
c/oAllwynsaldanha a3, 101,
Bhoomiraj woods, Plot No:55
Near jalvayu, sector 20, kharghar,
Raigadnavi Mumbai
Maharashtra, 410210.

.....

Respondent

68. Case No. 3/RERA/Complaint(241)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Nitin Vitthalrao Gaware
B1 Pelican Park, Plot No-87
A,N-3 Cidco Aurangabad
Maharashtra 431001.

.....

Respondent

69. Case No. 3/RERA/Complaint(242)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Rajesh N. Singh
Flat No.24, Bharat Forge CHS-1
Viman Nagar,
Pune Maharashtra, 411014.

.....

Respondent

70. Case No. 3/RERA/Complaint(243)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. Complainant

V/s

Reena Arakasali
283/8, SumithraSadan,
1st Cross Shastri Nagar
Near Shree Mata Society
Belagaun Karnataka, 560042. Respondent

71. Case No. 3/RERA/Complaint(244)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. Complainant

V/s

Shaikh Samreen Bee
Dream Valley Hos Soc, Shivrampalley, Villa No # 49
Pillar # 306 Aramghar X Road
Hyderabad Telangana 500052. Respondent

72. Case No. 3/RERA/Complaint(245)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. Complainant

V/s

Sanjay Sinha
Flat No 581, Sector-4, Plot-35,
Green Heaven Apartment,
Dwarka West Delhi, Delhi 110075. Respondent

73. Case No. 3/RERA/Complaint(246)/2021/

Provident Housing Limited
130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042. Complainant

V/s

Vijay Kiran Pothuraju

Flat No 5-B, Doyen Majestic Apartment,
D, 8-3-222/B/7/, D,-36
Doyen Majestic Apar
Hyderabad Telangana 500038 .

.....

Respondent

74. Case No. 3/RERA/Complaint(247)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Durgesh Sarmalkar

403, Krishnakunj Building,
Near Growells 101 Mall
Akurli Road, Kandivali East
Mumbai City Maharashtra 400101.

.....

Respondent

75. Case No. 3/RERA/Complaint(248)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Dandu Udyaraju

Flat No.202 Vaishnavi Apartments,
Street No.2 CZECH Colony sanathnagar
Hyderabad Telangana 500018.

.....

Respondent

76. Case No. 3/RERA/Complaint(251)/2021/

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Komerla Yoga Lakshmi Narasimha

188, Reliaable Lifestyle Layout
Near Amritha College, Haralur
Bangalore Urban Karnataka 560102.

.....

Respondent

Provident Housing Limited

130/1, Ulsoor Road,
YellappaChetty Layout,
Bangalore Urban, Karnataka 560042.

.....

Complainant

V/s

Ashok Kumar Singh

No.10 Om Kuteer 2nd Cross
Gangamma layout Mahadevapura
Bangalore Urban Karnataka, 560048.

.....

Respondent

ORDER

Dated: 07/02/2022

This order disposes of all the aforesaid complaints wherein the complainant has prayed this Authority to cancel the registered Agreements for sale executed between the complainant and the above respondents respectively in each of the aforesaid case. The aforesaid relief is sought by the complainant on the ground that though the respondents are responsible to make necessary payments towards sale consideration in the manner and within the time as specified in their respective agreements for sale, however, the respondents have neglected to make payments towards demands raised in accordance with the construction linked payment plan agreed upon at the time of booking and execution of agreements. According to the complainant, inspite of notices issued to the respondents above, the respondents have failed and neglected to make payments as per the Agreements for sale. Hence, the sole prayer of the complainant that the Authority may cancel the respective agreements for sale executed with the aforesaid respondents.

2. Heard arguments on the maintainability of the complaints. It is seen that in all the agreements for sale, right is given to the promoter/the complainant herein to terminate the said agreement in case the purchaser/the respondent herein

“fails to pay any one or more payments due and payable to the promoter under this Agreement” by issuing three successive notices to purchasers and in the manner as mentioned in the said agreements. The agreements clearly stipulate as under:-

“Promoter is entitled, at its discretion, to terminate this Agreement with immediate effect”.

3. Not only the aforesaid Agreements for sale Cast duty on the promoter/the complainant herein to terminate the said agreements for Sale in case of default of payment by the purchaser/the respondents herein but also **Section 11(5)** of The Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as RERA Act for the sake of brevity), while specifying the functions and duties of promoter states that

“The promoter may cancel the allotment only in terms of the agreement for sale”.

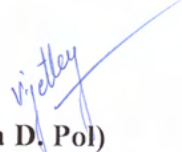
4. Thus, it is for the promoter/ the complainant herein to terminate, if required, the Agreement for sale executed with the respective respondent herein as per the terms/ recitals of the said Agreement for sale and as per Section 11(5) of RERA Act.

5. **Even the Hon’ble Supreme Court in the Case of “M/s New Tech Promoters and Developers Pvt. Ltd. Vs. State of U.P and Ors etc. Civil Appeal No(s) 6745-6749 of 2021 (Arising out of SLP (Civil) No(s) 3711-3715 of 2021** states as follows:-

“..... that if the allottee has made a default either in making installments or made any breach of the agreement, the promoter has a

right to cancel the allotment in terms of section 11(5) of the Act and proviso to sub- section 5 of Section 11 enables the allottee to approach the regulatory authority to question the termination or cancellation of agreement by the promoter and thus, the interest of the promoter is equally safeguarded” (emphasis supplied)

6. Thus, Section 11(5) of the RERA Act clearly gives right to the promoter to cancel the allotment in case the allottee has made a default in making installments or made any breach of the agreement. The agreements for sale entered into between the complainant and the respondents herein respectively for different units also empower the complainant to cancel/terminate the said Agreements in the aforesaid situation. Moreover, this Authority has no power under RERA Act to terminate the said Agreements for sale and as stated above, the Act gives power only to the promoter to do the same, in case the need arises.
7. In the premises aforesaid, the aforesaid complaints are dismissed as legally not maintainable before this Authority for the aforesaid relief prayed by the complainant.


(Vijaya D. Pol)
Member, Goa RERA

To,
The above parties .