



**KERALA REAL ESTATE REGULATORY AUTHORITY
THIRUVANANTHAPURAM**

Complaint No. 53/2024

Present: Sri. P.H. Kurian, Chairman
Smt. Preetha P. Menon, Member,
Dr. B. Sandhya, Member.

Dated, 19th June 2024

Complainant

Mr. Anil Kumar D,
12F & G, B Wing, Artech Deepam,
Thoppil Lane, Anayara,
Thiruvananthapuram - 695029
[Adv. Vishnu. S, Adv. Vaisakh Subodhan &
Adv. Vishnu Narayanan]

Respondents

- 1 M/s Ventura Realtors,
28/475, Koonamthai,
Edapally, Kochi,
Ernakulam, Kerala,
Pin - 682024
- 2 Mr Prince Joseph,
Managing Director,
M/s Ventura Realtors,
28/475, Koonamthai,
Edapally, Kochi,
Ernakulam, Kerala, Pin - 682024



- 3 Kishore E R,
Manager (Finance & Accounts),
M/s Ventura Realtors, 28/475, Koonamthai,
Edapally, Kochi, Ernakulam, Kerala, Pin – 682024
[By Adv. Vijay V. Paul, Adv. Samah Abdul Majeed,
Adv. Silpa soman, Adv. Angela Elsa John, &
Adv. Uthara P.V.]

The Counsel for the Complainant filed an affidavit dated 14.06.2024 seeking permission to withdraw the Complaint as the dispute between the parties have been amicably settled. The real estate project named 'Ventura Dalia' Ernakulam has applied for registration under Section 3 of the Real Estate (Regulation and Development) Act, 2016 and the same is under process.

ORDER

1. According to the Complaint, Complainant is an allottee, and the Respondents are the builders cum Promoters of the project "Ventura- Dalia" at a real estate project at north Thrikkakkara, Kakkanad, Ernakulam District. As per Complaint, the Respondent/promoters agreed to give undivided share in land and apartment having area 1355 sq ft with car parking slot for a consideration of Rs. 46,00,000/- with a promise to complete by 24 months from the date on which the advance amount is handed over. Advance amount of Rs. 5,00,000/- paid on 04.06.2018 and another Rs.10,00,000/- paid on 21.07.2018. The reliefs sought by the Complainant are, (i) to refund the entire amount Rs. 15,00,000/- received by the Respondent from the Complainant



with 14% interest, (ii) To initiate prosecution proceedings under Sections 61 of the Act as the Respondents have violated Sections 12 and 13 of the Act and punish them accordingly, (iii) to allow Rs. 5,00,000/- as compensation for mental agony, etc to the Complainant, (iv) and allow cost of Rs. 5,000/- towards advocate expenses.

2. On 14.06.2024, the Counsel for the Complainant filed an affidavit and submitted that the Complainant decided to amicably settle the dispute and the 1st Respondent has paid a sum of Rs. 18,00,000/- (Eighteen lakhs) to the Complainant vide DD No 818908 drawn on SBI dated 11.06.2024 and the said amount is considered to be full and final settlement of all disputes pending between the parties and in the light of the above, the Complainant is desirous of withdrawing the above Complaint filed and requested to pass orders dismissing the above Complaint as withdrawn. The Authority considered the affidavit and decided to allow the prayer.

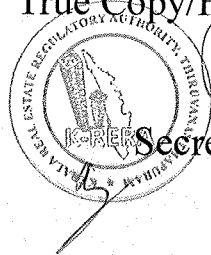
3. In view of the above facts, the above-mentioned Complaint is dismissed as withdrawn.

Sd/-
Preetha P. Menon
Member

Sd/-
Dr. B. Sandhya
Member

Sd/-
P.H. Kurain
Chairman

True Copy/Forwarded By/Order/



Secretary (Legal)

