

Complaint Registration Details

Complaint Number : 01624/2023

Complainant Name : Asha Township House Site Owners Association

Complaint Status : UNDER_SCRUTINY

Download

PRINT

Complainant Details

Complaint Type : Association

Name of Complainant :

Asha Township House Site Owners Association

Age :

48

Parent/Spouse Name :

Telephone Number :

Mobile Number :

Email Id : Nivasa10@gmail.com

Photo ID Proof : OTHERS

Photo ID Proof (If Others) : Association Certificate

Photo ID Proof : Certificate.pdf

CitizenShip : Indian

Residential Address

Address : #1000, 1011, Asha Township, Bilishivale,
Doddagubbi post, Bangalore

Pin Code : 560077

State : Karnataka

District : Bengaluru Urban

Address to Service All Notices

Address : #1000, 1011, Asha Township, Bilishivale,
Doddagubbi post, Bangalore

Pin Code : 560077

State : Karnataka

District : Bengaluru Urban

Authorized Person Details on behalf of Complainant (If Any)

Name of Authorized Person :

Mobile Number :

Email Id :

Address :

Address Proof :

State :

District :

Pin Code :

Details of the Respondent**Respondent 1 Details**

Name of Respondent : Asha Township Promoters and developers represented by Chennakeshava

Telephone Number :

Mobile Number : 9845678901

Email Id : ashstownship@vsnl.net

Address

Address : Bileshivale, Doddagubbi Post, Hennur main road, Bengaluru

Pincode : 560077

State : Karnataka

District : Bengaluru Urban

Address for Service of All Notices

Address : Bileshivale, Doddagubbi Post, Hennur main road, Bengaluru

Pin Code : 560077

State : Karnataka

District : Bengaluru Urban

Details of the Complaint

Respondent : Promoter

Is Project Registered With RERA : NO

Project Name : Asha Township

Promoter Name : Asha Township Promoters and developers

Project Address : Bileshivale, Doddagubbi Post, Hennur main road, bengaluru-560077.

Project Type : Plotted Development

Project Status : InComplete

Project Survey Numbers :

Project Start Date : Project End Date :

Brochure : Project Plan :

Project Photo :

Nature Of Complaint : Pending Amenities

Complaint Section : OTHERS

Subject of Complaint : Incomplete amenities

Facts of Complaint :

The layout named "Asha Township" was created in the year 2003. The layout was promoted by Asha Township Promoter and Developers - Developer Mr. Chennakeshava. The layout formed claimed to include the following facilities. The association was registered in the name of 'Asha Township House/Site Owners Association' dated 03/10/2016, registration number is DRB-3/SOR/196/16-17. The promoter has promised the below amenities through brochure.

- i. A secured compound wall surrounding the Township.
- ii. Fully equipped community hall for private celebration
- iii. Shopping arcade to fulfil your day-to-day needs.
- iv. Complete water supply and distribution systems to individual plots
- v. Wide asphalted roads with underground drainage facilities
- vi. Sewerage system with treatment plant
- vii. Guest cottages next to the club house
- viii. Mini-Video Hall
- ix. Jogging track around the park
- x. State-of-the-art library
- xi. Connected with good public transport system.
- xii. Extensive landscape and garden which include play areas fitted with playing equipment.
- xiii. Yoga and meditation hall
- xiv. Artificial lake

- But majority of the amenities are pending. The current situation is that none of the promised facilities from the past have been provided by the Developer. There is also no concrete measures noted that the Developer is willing to take the necessary actions to fulfil his promises. The Association has also never received any formal response from the Developer to its communications, which indicates a complete apathy on his part to address the concerns of the owners of the plots in the layout.

- In addition, the management and maintenance of the layout needs to be handed over to the association along with the relevant document after completion of the above facilities.

- o Documents have not been handed over to the association.
- o None of the promised facilities have been provided despite several reminders from the Association.
- o Documents have not been handed over to the association.
- o The Developer has also allowed the construction of Multiple high rise apartments complexes for commercial sale without following the guidelines of the BBMP and/or following the guidelines laid out by the National Green Tribunal. These are patent violation of existing regulations.
- o Unauthorized labour colonies of the developer have come up within the layout.
- o There are no civic amenities in such unauthorized labour colonies which has led to public defecations from labor community that makes layout unhealthy. This practice is also in direct contrast to the Swach Bharat Mission of the GOI to make India OPD free.
- o Due to lack of adequate monitoring and rampant unauthorized access into the layout, there is high security risks to existing residents.
- o Layout is being expanded / developed further without any approvals and basic amenities. This is leading to stress on the existing infrastructure which is being used for expansion related activities.

tivities.

o The clubhouse and swimming pool which were shown as the facility to the resident at the launch of the layout and sale of sites are now claimed as the Developer's personal property. This is a complete breach of trust and constitutes a fraud perpetrated on the residents of the layout.

o Commercial activities are being undertaken in the residential community.

Reliefs sought as under:

a. Communication from residents dated 14-Dec-2011 requesting the developer for completion of all pending development listed as per the claims. The communication was sent by registered post (Ref # ARK014497611IN; dated 16-Dec-2011)

b. In addition to the request for completion of the amenities, the association have also formally sent a letter to the Developer (reference #ATHSOWA/004/08/01/2017, dated 10-Jan-2017) of request for hand over of the following documents

i. Approved Layout plan

ii. Copy of the Approval letter of the layout

iii. BESCO sanction or approval for the layout

iv. NOC from the competent authorities / Panchayat / BBMP

v. Detail list of site/house owners of the layout along with their full address

e. All letters of request sent from the association to the Developer have been acknowledged by the Developer's office.

Relief Sought For :

Completion of amenities and handover of documents.

Complaint if any filed by you before any other forum/s on same set of facts? : NO

Uploaded Documents

Sale Deed/Agreement : documents_compressed.pdf

Payment Voucher/Receipt :

Allotment Letter :

Construction Agreement :

Possession Certificate :

Completion Certificate :

Occupancy Certificate :

Allotees Association Details :

Supporting Documents

Document Name :

All documents

Attachment : documents_compressed.pdf

Document Name : Brochure

Attachment : ASHA TOWNSHIP BROCHURE (1).pdf

Payment Details

Payment Mode : UPI

Unique Token Number : CMP6M3ZLP7024

Amount : 1000

Khajane2 Challan Number : RE1023021625125216

Bank Name : SBIN

Bank Transaction Number : 4414005779628

Transaction Date and Time : 2023-10-25 12:53:23.378

Check Status : [click here](#)

Additional Email Ids

Complainant Email Ids :

Respondents Email Ids :

Declarations

- I, complainant, here by declare that the subject matter of the above claim falls within the Jurisdiction of the Authority
- I, complainant, here by declare that the matter regarding which the complaint has been made is not pending before any Court of Law or any other Authority or any other Tribunal(s)
- I verify that the contents of the above sections are true to my personal knowledge and belief and I have not suppressed any material fact(s)

Enquiry Details

No Enquiry data available