

**THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY,
MUMBAI.**

Complaint No.CC005000000023446

1. Chetan Kathalay
2. Madhuri Kathalay .. Complainants.

Complaint No.CC005000000033467

1. Shashikant Kulkarni
2. Anagha Kulkarni .. Complainants.

Complaint No.CC005000000033468

1. Hrishikesh Kulkarni.
2. Shashikant Kulkarni
3. Anagha Kulkarni .. Complainants.

Complaint No.CC005000000033471

1. Mangilal Choudhary
2. Kanaram Choudhary .. Complainants.

Complaint No.CC005000000043660

1. Shridhar Parundekar
2. Sanjay Parundekar .. Complainants.

Complaint No.CC005000000033466

1. Raju Dixit
2. Amey Dixit .. Complainants.

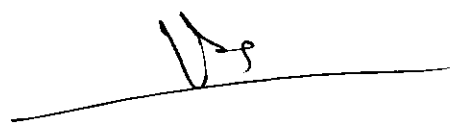
Versus

Aurangabad Holiday Resorts

Rajesh Pawar

Poonam Pawar .. Respondents.

MahaRERA Project Reg. No. P52100007295



Coram: Shri. B. D. Kapadnis,
Member II, MahaRERA.

Appearance:

Complainants: Adv. Mr. Ninad Deshpande.

Respondents: Adv. Mr. Sanket S. Bora.

FINAL ORDER


(10.01.2020)

The complainants have filed their complaints to contend that they have booked their flats in respondents registered project "Jubilee Park" Situated at Varje, Haveli, Pune. The respondents have given the possession of their flats without obtaining occupation certificate. They have not formed society/ association of allottees and they have not executed the conveyance deeds of their flats.

2. Heard the learned advocates of the parties.

3. Learned advocates have brought to my notice the order passed by the learned Member-I in the case of Pushkar Deshpande and others filed against the respondents (CC005/23416) dated 12.12.2019. Those cases have similar facts and they would be satisfied if similar directions are given in these cases also. They have relied upon the final order passed by the learned Member no. I where the following directions are given.


- '(i) Respondents to obtain occupancy certificate for the said project within the time period for completion of the project, failing which appropriate action would be taken against them.
- (ii) Respondents to execute sale deeds with the complainants.
- (iii) Since more than 51% flats have been booked in this project, the respondents are also directed to comply with the mandatory



requirement as prescribed u/S. 11(4)(e) of RERA and form the society of the allottees'.

4. Both the Advocates agree for this arrangement so these directions will also apply in these complaints. The complainants' advocate simply submits that some time line may be prescribed for compliance of the direction. The period of six months for compliance of the above directions is fixed with the consent of both the advocates. The respondents shall pay Rs. 10,000/- towards cost of each complaint to its complainant/s. The complaints are disposed off accordingly.

Camp at Pune
Date :- 10.01.2020


10.1.2020
(B. D. Kapadnis)
Member-II, MahaRERA, Mumbai.