

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC00600000001797

Rohit Pareek and Sajjan Pareek ... Complainants
Sajjan Pareek and Sharda Pareek

Versus

Dhruva Woollen Mills Pvt Ltd ... Respondent
MahaRERA Regn.No. P51700004574

Corum:

Shri Gautam Chatterjee, Chairperson, MahaRERA

Complainants were represented by Mr. Sajjan Pareek.

Respondent was represented by their authorised representative Ms. Kerban Ankelsaria, Adv. and Mr. Nitin Jadhav, Adv.

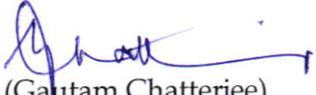
Order

February 26, 2018

1. The Complainants have booked two apartments bearing No. 2503 and 2504 (Tower 13) in the Respondent's project 'RUNWAL EIRENE' located at Thane in February, 2017. The Complainants alleged that in spite of having paid substantive amount towards the consideration of the said apartments the Respondent has failed to execute and register the agreement for sale for the said apartments. Further, they alleged there were issues pertaining to the carpet area and the consideration price to be paid for the said apartments. Therefore, they prayed the Respondent be directed to execute and register the agreement for sale for the said apartments after clarifying the details pertaining to the carpet area and the consideration amount.
2. On the first date of the hearing, on January 29, 2018, the authorised representative for the Respondent stated that they are willing to execute the agreement for sale and will clarify the concerns raised by the Complainants. Accordingly, the parties sought time to amicably settle the matter.



3. On the next date of hearing, on February 23, 2018, the Complainants informed that their concerns have been addressed by the Respondent. The authorised representative for the Respondent stated that the possession of the said apartments will be handed over by December 2018. The Complainants accepted the same.
4. In view of the above facts, the parties are directed to execute the agreement for sale as per the provisions of section 13 of the Real Estate (Regulation and Development) Act 2016 and the rules and regulations made thereunder within 30 days from the date of this Order. The Respondent shall handover possession of the said apartment, with Occupancy Certificate, to the complainants before the period ending December 31, 2018, failing which the Respondent shall be liable to pay interest to the Complainant from January 1, 2019 till the actual date of possession, on the entire amount paid by the Complainant to the Respondent. The said interest shall be at the rate as prescribed under Rule 18 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017.
5. Consequently, the matter is hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA