

**BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI**

Complaint No. CC006000000161225

Mr. Olvy Fernandes

.... Complainant

Versus

M/s. AYG Realty Pvt. Ltd.

.... Respondent

Project Registration No. **P52000005747**

Coram: Dr. Vijay Satbir Singh, Hon'ble Member – 1/MahaRERA

Adv. Miti Mehta appeared for the complainant.

Mr. Tarun Gupta appeared for the respondent.

ORDER

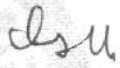
(14th January, 2020)

1. The complainant has filed this complaint seeking directions from the MahaRERA to the respondent to refund the entire amount paid by him along with interest as provided under Section-18 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") in respect of booking of a flat in the respondent's project known as "**Anand Nagar Phase-1**" bearing MahaRERA registration No. P52000005747 situated at Lonere, Dist. Raigarh.
2. This complaint is heard finally today, when both the parties appeared and made their submissions. During the hearing and thereafter, it was noticed that according to the information available on MahaRERA website, the validity period of the said project has already lapsed on 30/06/2019. Further, the respondent has not uploaded Form-4 and occupancy certificate on MahaRERA website. Therefore, prima facie, it shows that the project is still incomplete.
3. In this regard, the MahaRERA is of the view that the promoter of such project should apply to MahaRERA for extension of the project. It should enable the formation of the association of allottees under section -



11(4)(e) of the RERA, sharing the project related information with the allottees.

4. In view of the above facts, the respondent is directed to approach MahaRERA for extension of the project period or take any other action to revive the project giving a definite timeline for its completion. The respondent is further directed to share the information of allottees with the complainant in a period of one month.
5. With these directions, the complaint stands disposed of with the liberty to the complainant to approach MahaRERA for redressal of his grievances, if any, after the project is revived.


(Dr. Vijay Satbir Singh)
Member – 1/MahaRERA