

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

1. Complaint No. CC006000000089652

Mr. Prathamesh Gajanan Malgundkar and
Ms. Bhakti Gajanan Malgundkar

..... Complainants

Versus

M/s. S.D. Bhalerao Constructions Pvt Ltd.
Project Registration No. **P51800002261**

..... Respondent

Along with

2. Complaint No. CC006000000089653

Mr. Alpa Vilas Sankhe And
Mr. Gajanan Kashinath Malgundkar

..... Complainants

Versus

M/s. S.D. Bhalerao Constructions Pvt Ltd.
Project Registration No. **P51800002261**

.... Respondent

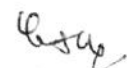
Coram: Hon'ble Dr. Vijay Satbir Singh, Member – 1/MahaRERA

Mrs. Shilpa Shingare CA appeared for both the complainants.
Mr. Parth Sarathy appeared for the respondent.

ORDER

(4th November, 2019)

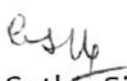
1. The complainants have filed these two separate complaints seeking directions to the respondent promoter to pay interest for the delayed possession under the provision of section-18 of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as "RERA") in respect of booking of their respective flats in the respondent's project known as "**Shanti Niketan CHS Ltd**" bearing MahaRERA registration No. **P51800002261** at Ambivali, Andheri (West), Mumbai.
2. These complaints were clubbed together and kept for hearing today. During the hearings, the complainants have submitted an application for



amendment of these complaints for joining the name of Shanti Niketan CHS Ltd as party to the respondent. The same is taken on record.

3. In the present case, the MahaRERA has observed that the respondent while registering this project with MahaRERA has given revised completion date for this project as 31-05-2019. However, since then they have not sought extension from MahaRERA and the project registration validity is over.
4. In the present case, prima facie, it appears that the respondent has failed to take the first extension for revised completion period of the said project from MahaRERA. Hence, it is required to take a decision on that issue first.
5. In the light of the above, the MahaRERA directs the respondent to make appropriate application for extension of validity period of the said project before the MahaRERA.
6. The complainants would be at liberty to approach MahaRERA by filing fresh complaints by joining the society as party respondent and can agitate their claim once the action regarding extension of the project or any other appropriate action under sections- 6 /7 of the RERA is completed.
7. Consequently, both the complaints stand disposed of.

महा-रेरा


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