

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC00600000001309

Narangibai Prakash Jain ... Complainant

Versus

M/s Royal Developers
MahaRERA Regn. No. P51900008923 ... Respondent

COMPLAINT NO: CC006000000012513

Bharat Jain and 54 others ... Complainants

Versus

M/s Royal Developers
MahaRERA Regn. No. P51900008923 ... Respondent

Corum:

Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainants were themselves present a/w Mr. Bharat Jain, Adv.

Respondent was represented by Mr. Abir Patel, Adv. (i/b Wadia Gandhi & Co.).

Order

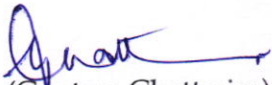
May 24, 2017

1. The Complainants have purchased apartments in the Respondent's project 'Shree Nakoda Heights' situated at Mazgaon, Mumbai via registered agreements for sale (*hereinafter referred to as the said agreements*). The Complainants have alleged that the Respondent has failed to handover possession of the said apartments within the stipulated time stated in the said agreements and therefore, they prayed the



Respondent be directed to pay them interest for the delay in handing over possession and commit to a reasonable timeline for handing over possession.

2. The advocate for the Respondent explained how the construction work of the project could not be completed because of reasons which were beyond the Respondent's control. Parties than sought time to amicably settle the matter.
3. After various deliberations the parties have signed consent terms pertaining to the payment of interest for the delay in handing over possession and have agreed to the revised timeline for possession by August, 2018.
4. In view of the above facts, the Respondent shall, therefore, handover the possession of the said apartment, with Occupancy Certificate, to the Complainants before the period of August 31, 2018. Interest for the delay in handing over possession shall be paid by the Respondent as mutually agreed by both the parties pursuant to the consent terms agreed between them.
5. Consequently, the matter is hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA