

BEFORE THE  
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MUMBAI

COMPLAINT NO: CC006000000000722

Arvind S. Gupta ... Complainant

Versus

Ravindra Sawant ... Respondent  
MahaRERA Regn.No. P51800010482

**Order**

27<sup>th</sup> October 2017

1. The complainant has filed this complaint, stating that he has entered into agreement for sale vide 29<sup>th</sup> October 2015 to purchase an apartment in above mentioned Project. The date of possession was December, 2016. However, till date the he has not received the possession. Moreover, the Respondent has put a revised date of completion on MahaRERA website as 15<sup>th</sup> December 2021. The complainant is not ready to wait till that time and has asked for directions to the Respondent for handing over early possession of the apartment.
2. The Complainant and Respondent were themselves present for the hearing.
3. The Respondent stated that the project is nearing completion and he is ready to handover the possession of said apartment, to the complainant on or before 31<sup>st</sup> January 2018. The complainant agreed to the said date of possession.
4. The revised date of possession is commensurate with the extent of balance development as per Rule 4 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017. The respondent shall, therefore, handover the possession of the said apartment to the complainant before 31<sup>st</sup> January 2018, failing which the respondent shall be liable to pay interest to the complainant from 1<sup>st</sup> February 2018 till the actual date of possession, on the entire amount paid by the complainant to the respondent. The said interest shall be MCLR plus two percent, 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)

Hon'ble Chairperson, MahaRERA