

BEFORE THE  
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MUMBAI

COMPLAINT NO: CC006000000012562

Narain Das Agarwal ... Complainant

Versus

Indiabulls Properties Private Limited ... Respondent  
MahaRERA Regn.No. P51900000616

Corum:

Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainant was absent.

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

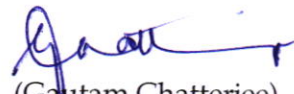
**Order**

March 21, 2018

1. Complainant had booked an apartment bearing No. A-3 in the Respondent's project 'Indiabulls Sky Forest -A3' situated at, Lower Parel, Mumbai 400 013 in 2013. Complainant alleged he was promised that the possession of the said apartment will be handed over by December 2016 but has now revised the timeline. Further, he alleged the copy of draft agreement for sale provided by the Respondent is inconsistent with the Model Form of Agreement as provided for in 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. Therefore, he prayed the Respondent be directed to refund the entire money paid by him along with interest.
2. On the first date of hearing, on February 14, 2018, the advocate for the Respondent stated that the Respondent is willing to execute the agreement for sale. He also submitted that they will replace the clauses in the draft agreement for sale that are inconsistent with the said rules. Both parties sought time to settle the matter amicably.



3. On the next date of hearing, on March 19, 2018, Complainant via letter dated 15<sup>th</sup> March 2018 sought permission to remain absent as he had met with an accident.
4. In view of the above facts, the parties are directed, if the Complainant is interested in continuing in the said project, 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.
5. Consequently, the matter is hereby disposed of.

  
(Gautam Chatterjee)  
Chairperson, MahaRERA