

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC006000000012610

Pranali Mahajan ... Complainant

Versus

Geetai Developers Private Limited ... Respondent
MahaRERA Regn.No. P51800008680

Corum:
Shri Gautam Chatterjee, Chairperson, MahaRERA

Complainant was herself present
Respondent was represented by Mr. Rahul Shelar, Adv.


Order

February 26, 2018

1. The Complainant has purchased an apartment bearing No. 1702/B in the Respondent's project 'BBJ Siena' located at Vikhroli, Mumbai through an agreement for sale dated December 15, 2012 and the possession of the said apartment was December 2015. The Complainant stated that the parties, thereafter, have signed consent terms dated October 8, 2017, wherein the parties have agreed that the possession of the said apartment will be June 2018 and that the Respondent shall, from April 2018, pay to the Complainant, INR 25,000 per month as compensatory rent. The Complainant prayed that the Respondent be directed to adhere to the said consent terms.
2. The advocate for the Respondent stated that they are willing to pay rent as stated in the said consent terms and that they will handover possession of the said apartment as per the date stipulated in the said consent terms i.e. June 2018.



3. In view of the above facts, the respondent shall handover possession of the said apartment, with Occupancy Certificate, to the complainant before the period ending June 30, 2018, failing which the Respondent shall be liable to pay interest to the Complainant from July 1, 2018 till the actual date of possession, on the entire amount paid by the Complainant to the Respondent. The said interest shall be at the rate 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. Additionally, the Respondent shall pay compensatory rent as agreed between the parties by the said consent terms/ to the complainant for the period April 2018 till June 2018.
4. Consequently, the matter is hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA