

BEFORE THE  
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MUMBAI

COMPLAINT NO: CC006000000001967

Smita Durape  
Haridas Durape ... Complainants

Versus

Geetai Developers Pvt.Ltd.  
MahaRERA Regn.No. P51800008680 ... Respondent

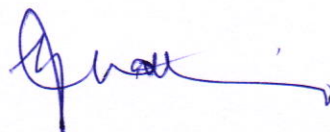
Corum:  
Shri Gautam Chatterjee, Chairperson, MahaRERA

Complainant was himself present  
Respondent was absent Hence, matter was taken up and decided ex-parte.

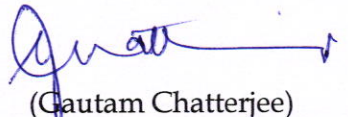
*Exparte Order*

January 16, 2018

1. The Complainant has filed this complaint, stating that they have entered into agreement for sale to purchase an apartment in Respondent's above mentioned Project. The Complainant has paid 90% of the total consideration to the respondent. The date of possession was December, 2015, but till date the complainant has not received possession. Moreover, the Respondent has put a revised date of completion on MahaRERA website as 31<sup>st</sup> December 2021, even though the construction of project is nearing completion. The complainant is not ready to wait till that time and requested for directions to the Respondent for handing over early possession of the apartment, and interest on the money paid to the Respondent.
2. In MahaRERA Order dated November 16, 2017 in CC006000000000572, the Respondent has been directed to handover possession before the period ending 31<sup>st</sup> March 2018 as per the provisions of 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.



3. In view of the above facts, the respondent shall, in this case too, handover the possession of the said apartment to the complainant before the period ending 31<sup>st</sup> March 2018, with Occupancy Certificate, failing which the respondent shall be liable to pay interest to the complainant from 1<sup>st</sup> April 2018 till the actual date of possession, on the entire amount paid by the complainant to the respondent. The said interest shall be 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.
4. Consequently, the matter is hereby disposed of.

  
(Gautam Chatterjee)  
Chairperson, MahaRERA