

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI
COMPLAINT NO: CC006000000001592

Sujata Ravindra Hendre ... Complainant

Vs

Ekta Parksville Homes Pvt. Ltd. ... Respondent
MahaRERA Reg. No: P99000000110

Coram

Shri Gautam Chatterjee, Hon'ble Chairperson

Final Order

30th November 2017

Complaint was pleaded by the complainant herself.

Respondent was represented by Mr. Abir Patel, Adv. (Wadia Ghandy & Co.)

1. The Complainant has booked an apartment bearing No. 1106, in wing G, Brooklyn Park, Ekta Parksville, Complex in the respondent's project 'Ekta Parksville phase II' located at Virar, Dist. Thane through a registered agreement for sale dated 15th June 2015.
2. The complainant stated that since the respondent has put the revised proposed date of completion on the MahaRERA website as October 31, 2019, the complainant does not intend to continue in the Project till that period.
3. The respondent explained the reasons, beyond his control, due to which the completion of the project has got delayed. Further, the respondent stated that the majority of the building work has been completed and presently the flooring work for the said apartment is in progress. They requested for a period up to December 2018 to hand over possession of the apartment because they expect the Occupancy Certificate(OC) of the building to be ready only by that time.
4. We feel that the respondent should handover the possession of the said apartment to the complainant within the next 8 months i.e. before the period ending July 2018, which is a reasonable time for completion of the pending work in the project along with OC and the same is also commensurate with the extent of development work pending, in accordance with Rule 4(2) of the Maharashtra Real Estate (Regulation & Development) (Registration of Real Estate Projects, Registration of Real Estate Agents,



Rates of Interest and Disclosures on Website) Rules,2017. The Complainant has also shown willingness to take possession on or before ending July 2018.

5. If the respondent fails to handover possession before the period ending July 2018, the respondent shall be liable to pay interest to the complainant from August 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 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.
6. Consequently, the matter is hereby disposed of.



(Gautam Chatterjee)
Hon'ble Chairperson, MahaRERA