BEFORE THE

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

MUMBAI

COMPLAINT NO: CC0060000000000417

Harish Govindram Bulchandani

Complainants

Versus

Satra Properties (India) Ltd. MahaRERA Regn. No. P51800007235

Respondent

Coram

Hon'ble Shri Gautam Chatterjee, Chairperson

ORDER

27th Octobr 2017

- 1. The complainant has filed this complaint praying for possession of his apartment, with all amenities, as agreed upon in the agreement. A registered agreement dated 22nd December 2014 for sale of apartment was executed between the wife of Complainant Smt. Rachana Harish Bulchandani and the Respondent. .
- 2. The matter came up for hearings on 27th October 2017. The complaint was pleaded by complainant himself Shri Harish Bulchandani and for the Respondent, Shri Bharat K. Gala, Advocate was present.
- 3. The complainant stated that he has taken the possession of the apartment on 20th April 2017 but the apartment lacks many facilities that were to be provided as agreed in the agreement. Therefore, he prayed that Respondent may be directed to provide the said facilities to the complainant.
- 4. The Respondent submitted that the complainant has, in writing, taken the possession of his apartment on 20th April 2017 without raising any issues at the time of accepting the possession. He further argued that since the complainant has taken possession of the apartment prior to the Real Estate (Regulation and Development) Act 2016, coming into effect, this matter, on issues relating to possession, does not fall in the jurisdiction of the Real Estate Regulatory Authority.
- 5. I agree with the arguments made by the respondent. The complaint is, therefore, dismissed.

(Gautam Chatterjee) Hon'ble Chairperson, MahaRERA