

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC006000000001413

Krishna Kumar Neduguil ... Complainant

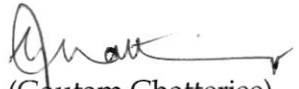
Versus

ITMC Developers Pvt. Ltd. ... Respondent
MahaRERA Regn.No. P51800006372

Order

4th December 2017

1. The Complainant himself pleaded, Mr. Karan Bhosale, Ms. Neha Bhosale, Advocates from NDB Law Firm represented the Respondent.
2. The complainant has booked an apartment in the project, which is registered under MahaRERA with registration No. P51800006372 and received an allotment letter dated 14th January 2014 upon payment of a substantial amount. The respondent had first said that the possession of the said apartment would be on 31st December 2016. The Respondent later changed the date of Possession to December 2017. On the MahaRERA website, the Promoter has put a date of completion as 31st March 2019. For failure in delivery of the apartment with respect to commitments made, the complainant has filed this complaint.
3. During the hearing on 2nd December, 2017 the respondent explained how due to reasons beyond his control, there was a delay in completion of the project. However, now the work of construction is in full swing and he will be able to complete the said project, with Occupancy Certificate, before 31st March 2019. He also showed willingness to immediately sign the registered agreement with the complainant. He added that, the GST is to be additionally paid by the Complainant. The Complainant agreed to the same.
4. The parties are, hereby, directed to sign the registered agreement for sale, as per 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 on or before 31st December 2017 with a date of possession 31st March 2019. Till the agreement is signed and registered, the Respondent shall not demand any further payment of consideration amount from the Complainant.
5. Consequently, the matter is hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA