

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC005000000010900

Narayan Shejawale

... Complainant

Versus

Akruti Jay Developers
MahaRERA Regn.No. P52100003342

... Respondent

Corum:

Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainant was himself present.

Respondent was represented by Mr. Sachin Karia, Adv.

Order

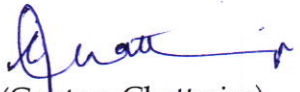
April 20, 2018

1. The Complainant had purchased two apartments bearing nos. Q603 and Q604 in December 2009 in a project developed by the Respondent, situated at Haveli, Pune. The Complainant has alleged that the Respondent was to handover possession in September, 2012 but has failed to do so till date. Therefore, he prayed the Respondent be directed to hand over possession at the earliest and pay him interest, for delay, as per the provisions of section 18 of the Real Estate (Regulation and Development) Act, 2016 (*hereinafter referred to as the said Act*). Further, he alleged that the Respondent is demanding that the Complainant should sign an indemnity bond stating that the allottee will not make any unauthorized alteration in his apartment, failing which the possession of the said apartment will not be handed over.
2. During the hearing, the advocate for the Respondent submitted that the Respondent has already obtained Occupancy Certificate for the building in which the Complainant's apartments are situated and other allottees have taken possession of the said building. The said building is not registered with MahaRERA. The Registration number quoted by the Complainant in the complaint application pertains



to other ongoing project. Further, he submitted that the Respondent is willing to hand over possession forthwith and he will not insist for any indemnity bond to be signed by the Complainant. It was explained to the Complainant that the present complaint filed for a different MahaRERA registered project MahaRERA Registration No. P52100003342, where he is not an allottee, is not maintainable.

3. Consequently, the matter is hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA