

BEFORE THE  
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MUMBAI

1. COMPLAINT NO: CC006000000055408  
Gajananrao Jadhav
2. COMPLAINT NO: CC006000000055420  
Jugal Verma
3. COMPLAINT NO: CC006000000055417  
Vishnudutt Sharma
4. COMPLAINT NO: CC006000000055414  
Bushra Naaz  
Shadman Ahmad
5. COMPLAINT NO: CC006000000055419  
N Bharath Ballal (Constituted Attorney for Siddharth Balla)
6. COMPLAINT NO: CC006000000055416  
Rajkumar Pant

... Complainants

Versus

Shiv Shakti Builders and Developers  
MahaRERA Regn. No. P51800009511

... Respondent

Corum: Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainants were represented by Mr. Shubhubrata Chakraborti, Adv. a/w Mr. Shrey Bheda, Adv.

Respondent was represented by Mr. Abir Patel, Advocate, (i/b Wadia Gandhi & Co.).

**Order**

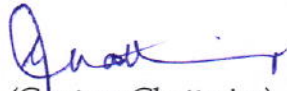
October 01, 2018

1. The Complainants had booked apartments in the Respondent's project 'TOWER 28' situated at Malad, Mumbai. The Complainants have stated that the Respondent has increased the consideration price for the apartments and unilaterally cancelled their allotments. Therefore, the Complainants have prayed that the cancellations be



declared null and void and the Respondent be directed to execute and register the agreements for sale.

2. The learned counsel for the Complainants submitted that the Respondent has executed but not registered the agreements for sale with four out of the six complainants and has failed to adhere to the terms agreed thereupon.
3. The learned counsel for the Respondent submitted that the Complainants are part of a larger group which has done booking in the said project and that the plan was amended on the request of the said group which has resulted in the increase in the consideration price. Further, he submitted that the increase in the consideration price is also because of the increase in the carpet area. Further, he also submitted the allotments were cancelled as the Complainants had defaulted in making payments. However, he submitted the Respondent is still willing to execute and register the agreements for sale.
4. In view of the above facts, the parties are directed to execute and register the agreements for sale, as per the provisions of section 13 of the Real Estate (Regulation and Development) Act 2016 and the rules and regulations made thereunder within 30 days from the date of this Order.
5. Consequently, the matters are hereby disposed of.

  
(Gautam Chatterjee)  
Chairperson, MahaRERA