

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC006000000000221

Govind Das Tokeria

...

Complainant

Versus

Keystone Realtors Pvt. Ltd.

...

Respondent

MahaRERA Regn.No. P51800011978

Order

13th November 2017

1. The complainant entered into agreement for sale in 2007 to purchase a shop in Respondent's above mentioned Project which is now registered as Registration No. P51800011978. The date of possession was 2009. However, till date, the complainant has not received the possession. Moreover, the Respondent has put a revised date of completion on MahaRERA website as 31st December 2020. The complainant is not ready to wait till that time and has asked for directions to the Respondent for handing over early possession of the shop and interest on the amount which he has paid.
2. Complainant himself pleaded. Advocate Srivals Kumar represented the Respondent.
3. During the hearing, the Respondent stated that the project had got stuck in various court stays and has finally been cleared by the Supreme Court. The project is now complete and they have applied for Occupancy Certificate and they are ready to handover the possession of said shop within two months. The complainant wanted an earlier date of possession.
4. The respondent shall handover the possession of the said shop to the complainant before 31st December 2017, failing which the respondent shall be liable to pay interest to the complainant from 1st January 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 of the State Bank of India highest Marginal Cost of Lending Rate prevailing at such time plus two percent, as prescribed under Rule 18 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017.
5. Consequently, the matter is hereby disposed of.



(Gautam Chatterjee)
Chairperson, MahaRERA