

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC006000000012200

Sameer Chandso Mahaldar ... Complainant

Versus

Shashank Parab ... Respondents
Ganesh Parab
Morya Infraconstruct Pvt Ltd.
MahaRERA Regn.No. P51700005511

Corum:
Shri Gautam Chatterjee, Chairperson, MahaRERA

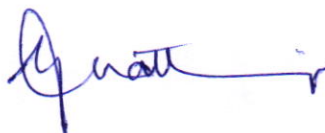
Order

January 10, 2018

Complainant was himself present.

Respondents was represented by Ms. Arpita A. Jadhav, Representative

1. In December 2014, the complainant has booked two apartments bearing Nos. 701 and 702 in the Respondent's project 'MORYA HEIGHTS' situated at Thane through an allotment letter. The complainant alleged that they informed the Respondent to cancel their allotment sometime in 2016 as there was no progress in the said project, however, the Respondent has failed to refund the amounts paid by him. Therefore, he prayed that the Respondent be directed to refund the said amount.
2. The Respondent stated that they are willing to execute the agreement for sale and that the unit consideration rate of the said apartments as agreed between the parties in 2014, shall remain unchanged. Further, they stated that they are willing to handover possession of the said apartment by December 31, 2021 which is several months earlier than the revised date disclosed by the Respondent in their MahaRERA registration. The Complainant accepted the Respondent's offer.



3. In view of the above facts, the parties are directed to execute the agreement 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 45 days from the date of this Order. Further, the Respondent shall handover the possession of the said apartments, with Occupancy Certificate, to the complainant before the period of December 31, 2021 and the unit consideration rate of the said apartments, as agreed between the parties in 2014, shall remain unchanged in the said agreement.
4. Consequently, the matter is hereby disposed of.



(Gautam Chatterjee)
Chairperson, MahaRERA