

**THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI.**

COMPLAINT NO: CC006000000056711

Gazala Asif Darvesh
Anam Asif Darvesh

... Complainants.

Versus

Vidhi Realtors
Ravi Group of Companies
(Gaurav Discovery)

... Respondents.

MahaRERA Regn: P51800007949.

Coram: Shri B.D. Kapadnis,
Hon'ble Member & Adjudicating Officer.

Appearance:

Complainants: Adv. Shailendra Khatri.

Respondents: Ms. Jinam Shah.

FINAL ORDER

26th February 2019.

The complainants have booked flat no. 2004, A-wing in building no. 2 of the respondents' project 'Gaurav Discovery' situated at Malad (West), Mumbai. The complainants have paid more than 10% of total consideration of the flat. Therefore, they have been seeking the execution and registration of the agreement for sale under Section 13 of RERA.

2. The respondents have pleaded not guilty, initially. However, when the matter has come up for hearing, the respondents have shown their willingness to execute the agreement for sale. However, both the parties have submitted that the Central Government has recently taken the decision regarding the reduction of the rate of GST which is going to come



into effect from 01.04.2019. Hence, both the parties want to wait till the decision comes into effect.

3. Both the parties have consented that the directions for execution of agreement for sale may be given and the respondents may be directed to execute and register the agreement for sale on or before 15th April 2019. In view of this arrangement, the following order.

ORDER

The respondents shall execute the agreement for sale of flat no. 204, A-wing, building no. 2 of their registered project 'Gaurav Discovery' situated at Malad (West) on or before 15th April 2019 in complainants favour.

The complainants shall bear the stamp duty and registration charges.

The agreement should be in accordance with the provisions of RERA and as far as possible in accordance with the model format of agreement incorporating all the terms and condition of the allotment letter, if the parties so desire.

Mumbai.

Date: 26.02.2019.


26.02.19

(B. D. Kapadnis)
Member & Adjudicating Officer,
MahaRERA, Mumbai.