

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC005000000010589

Ranjit Ram Pandey ... Complainant

Versus

Balaji Enterprises ... Respondent
MahaRERA Regn.No. P52100006493

Corum:
Shri Gautam Chatterjee, Chairperson, MahaRERA

Complainant was himself present.
Respondent was represented by Mr. Ravindra Agarwal, Partner

Order

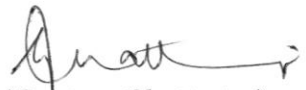
15th December 2017

1. The complainant has booked an apartment bearing No. A- 202 in the Respondent's project 'KRUSHNA SHANTI APARTMENT A WING' located at, Dehu Road, Pune through a registered agreement for sale dated March 23, 2016. The complainant has alleged that the possession date was of December, 2016 and therefore, the possession of the said apartment has been delayed by over 12 months.
2. The respondent stated that as per clause 11 of the said agreement for sale, the possession for the said apartment for furniture and fit outs was December 2016 and not for handing over possession of the said apartment, with Occupancy Certificate (OC). Further, they added that the said clause also states that the possession of the said apartment will be handed over after receiving the completion certificate/ OC from the concerned local authority.
3. After hearing the arguments of both the parties, the respondent is, hereby, directed to handover the possession of the said apartment to the complainant before the period ending June 2018 (as mentioned in their registration on MahaRERA website), with OC,



failing which the respondent shall be liable to pay interest to the complainant from July 1, 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 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.

4. Consequently, the matter is hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA