

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI
COMPLAINT NO: CC00600000000522

MR. ANSHUMAAN SAINYA BHOSLE ... Complainant.
Versus
VIDHI REALTORS ... Respondent.

MahaRERA Regn: P51800007949

Coram: Shri B.D. Kapadnis,

Hon'ble Member & Adjudicating Officer.

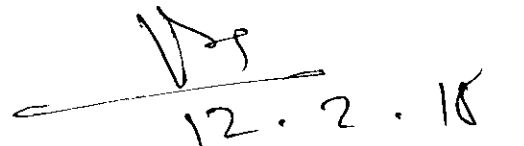
FINAL ORDER
12th February 2018

The parties have filed Consent Terms marked *Exhibit - 'B'* and therefore the complainant has filed *purshis* marked *Exhibit - 'A'* to contend that he withdraws the complaint. Hence, the following order

Order

The Complaint stands disposed off as withdrawn. The Consent Terms marked *Exhibit - 'B'* shall form the part of the Order.

Mumbai.
Date: 12.02.2018


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

BEFORE THE

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MAHARASHTRA REAL ESTATE REGULATORY

AUTHORITY MUMBAI

COMPLAINT NO. CC006000000000522 OF 2017

ANSHUMAAN SAINYA BHOSLE

... Complainant

V/s.

M/S. VIDHI REALTORS

..... Respondent

CONSENT TERMS

The parties herein have amicably settled all disputes and differences between them in respect of the premises being Flat No.1101, Flat No. 1101 on 11th floor, G-wing, area admeasuring 376 sq. ft. Carpet area in project Know as "GAURAV DISCOVERY" ("Building") on the following terms :-

- 1) Agreed, declared and confirmed that the Complainant had agreed to purchase the subject flat under an Agreement for Sale 28th December, 2013 duly registered before the Sub-Registrar Borivali- 5 Sr. No. BRL-5/1186/2014 ("Agreement") for the consideration of a sum of Rs. 63,55,840/- (Rupees Sixty Three Lakhs Fifty Five Thousand Eight Hundred and Forty Only) and out of the total consideration, the Complainant have paid a part consideration sum of Rs. 14,49,360 /- (Rupees Fourteen Lakhs Forty Nine Thousand Three Hundred and Sixty Only) towards installment+ Service Tax Rs. 45,238/- + VAT Rs. 63,558/- + TDS Rs. 5000/- + Stamp Duty Rs. 3,18,000/- + Registration Fees Rs. 30,000/- Total amounting to Rs. 19,11,156/- (Rupees Nineteen Lakhs Eleven Thousand One Hundred and Fifty Six) to the Respondent.

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- 2) The parties had agreed to cancel and terminated the said Agreement for Sale 28th December, 2013 duly registered before the Sub-Registrar Borivali- 5 Sr. No. BRL-5/1186/2014 of the subject Flat by executing Deed of Cancellation, only after receiving the settlement amount as mentioned herein below..
- 3) Agreed, declared and confirmed that in the wake of the Complainants terminating and cancelling the Agreement for Sale of subject Flat and by way of full and final settlement of Complainant's claim in respect of the subject Flat, the Respondent have agree to pay the consideration amount Rs. 14,49,360 /- (Rupees Fourteen Lakhs Forty Nine Thousand Three Hundred and Sixty Only) + Rs.5,96,137/- (Rupees Five Lakhs Ninety Six Thousand One Hundred and Thirty Seven Only) as and by way of interest/ Compensation only on principal amount i.e. 1st installment, Total aggregate amount Rs.19,64,713/-(Rupees Nineteen Lakh Sixty Four Thousand Seven Hundred and Thirteen Only) to the Complainants. The Respondent also agreed to help in process of getting refund the Stamp Duty amount Rs. 3,18,000/- to the Complainant. The respondent also agree to refund Rs. 45,238/- (Service Tax), Rs. 63,558/- (VAT), Rs. 5,000/- (TDS).
- 4) Agreed, declared and confirmed that Respondent shall pay the above mentioned sum of Rs.21,59,293/-(Rupees Twenty One Lakhs Fifty Nine Thousand Two Hundred and Ninety Three Only) hereinafter referred to as "SETTLEMENT AMOUNT" to the Complainants on or before 29th June, 2018 in Five installments by RTGS/NEFT as follows:-
 - i) A sum of Rs.4,31,859/- (Rupees Four Lakhs Thirty One Thousand Eight Hundred and Fifty Nine Only) i.e.20% of total amount on or before 28thFebruary 2018;
 - ii) A sum of Rs. 4,31,859/- (Rupees Four Lakhs Thirty One Thousand Eight Hundred and Fifty Nine Only)

i.e.20% of total amount on or before 31st March 2018;

iii) A sum of Rs. 4,31,859/- (Rupees Four Lakhs Thirty One Thousand Eight Hundred and Fifty Nine Only)
i.e.20% of total amount on or before 30th April 2018;

iv) A sum of Rs. 4,31,859/- (Rupees Four Lakhs Thirty One Thousand Eight Hundred and Fifty Nine Only)
i.e.20% of total amount on or before 31st May 2018;

v) A sum of Rs. 4,31,859/- (Rupees Four Lakhs Thirty One Thousand Eight Hundred and Fifty Nine Only)
i.e.20% of total amount on or before 29th June 2018;

vi) The Complainant have provided their A/C Details as follows:

Bank Name: ICICI Bank

A/C Name:- Anshumaan Sainya Bhosle

Account No. 001101538197

IFSC Code: ICIC0000001

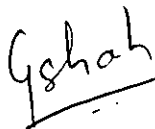
MICR: 400229003

5) Agreed, declared and confirmed by the parties that simultaneously upon receipt of settlement amount by RTGS/NEFT, Respondents and Complainant will execute the Deed of Cancellation within 5 days from the date of receiving the Full and Final payments as mentioned above and Complainant will appear before the Registration Authority to execute the same and thereafter the Complainant have no subsisting right, title, interest or claim in respect of the subject Flat and that the Respondent is absolutely and exclusively entitled to deal with and/or create third party rights in respect of the subject Flat and receive consideration in that regard.

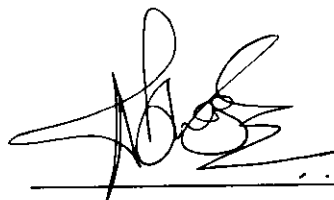
- 6) Agreed, declared and confirmed by the Parties that Total expenses with respect to Deed of Cancellation will be borne by Respondents only.
- 7) The terms and conditions in the present Consent Terms are and shall always be binding on the Legal heir/s, representative/s, assignee/s, executor/s or any person/s claiming through and/or on behalf of the Complainant and Respondent.
- 8) The Complainant hereby withdraw all allegations and counter allegation and claims or demand and hereby declare that Complainant have no dispute and/or demand against the Respondent save and except as provided in forgoing paragraphs any time in future.

The Complaint be dispose off as withdrawn.

Dated this 12th day of February, 2018



M/S. VIDHI REALTORS
(Respondent)



Anshumaan Sainya Bhosle
(Complainant)

**BEFORE THE MAHARASHTRA REAL
ESTATE REGULATORY AUTHORITY
MUMBAI
COMPLAINT NO. CC006000000000522/17**

**ANSHUMAAN Sainya BHOSLE
... Complainant**

V/s.

**M/S. VIDHI REALTORS
... Respondent**

CONSENT TERMS

Dated this 12th day of February, 2018