

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

1. COMPLAINT NO. CC006000000079404
Bhagchand Maheshwari and Priyanka Pednekar
2. COMPLAINT NO. CC006000000078841
Pravin Shah

... Complainants

Versus

Shreenath Buildgrand Private Limited
MahaRERA project Regn. No. P51800008231

... Respondent

Corum: Shri Gautam Chatterjee, Chairperson, MahaRERA

Complainant (1), Ms. Priyanka Pednekar was herself present a/w Ms. Nipa Gupte, Adv.
Complainant (2) did not appear.
Respondent was represented by Ms. Sanjana Pandya, Authorised representative.


Order

June 18, 2019

1. The Complainants have purchased/booked apartments in the Respondent's project 'Shreenath Darshan' situated at Bhandup, Mumbai. The Complainants have alleged that the Respondent is yet to hand over possession of the apartments till date. Therefore, they Complainants have *interalia* prayed that the Respondent be directed to handover possession of the apartments at the earliest and pay them interest for the delay.
2. Respondent's authorised representative sought an adjournment to seek instructions from the client.
3. None appeared for the Complainant in Complaint no: CC006000000078841.



4. In previous hearings held against the said project, the learned counsel for the Respondent submitted that the Respondent has informed all the allottees about the delay in project completion.
5. On review of the Respondent's registration webpage it is observed that the project registration has lapsed on December 31, 2018.
6. During the course of the hearing, it was explained to the Complainants that since the project registration has lapsed, the allottees should explore the possibility of invoking the provisions of section 7/8 of the said Act to complete the project. At this stage when the project is incomplete and the registration period is over, the only way forward would be to protect the right of the allottees and enable them to form an Association.
7. In previous Complaint no: CC00600000057596 filed against the said project, the Respondent was directed to handover the list of allottees of the said project to the Complainants within 30 days from the date of the said Order, to enable the allottees to take an informed decision pertaining to the said project.
8. In view of the above facts, the allottees are advised to take an informed decision pertaining to the said project and proceed under Section 7/8 of the Act as per the MahaRERA Order no. 8/2019 dated March 29, 2019 on Revocation of Registration of Project.
9. The Respondent may seek the approval of the association of allottees for order under Section 7 (3) of the said Act, as per MahaRERA Order no. 7/2019 dated February 8, 2019 on Revocation of Registration of Project for reviving and completing the said project.
10. The list of allottees shall stand frozen as on date.
11. Consequently, the matters are hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA