

**BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY, MUMBAI**

COMPLAINT NO: CC006000000000961

Mr. Durgesh Deshpande

.. .... Complainant

**Versus**

M/s. Acme Housing India Pvt Ltd

..... Respondent

MahaRERA Registration No. P51700010837

Coram: Hon'ble Dr. Vijay Satbir Singh, Member 1

The complainant appeared in person.

Advocate Abir Patel for the respondent.

Date:17<sup>th</sup> November, 2017

**Order**

1. The complainant has filed this complaint seeking directions to the respondent to compensate him for the delayed possession, for causing stress frustration and creating mental trauma for ignoring his request and communications, and to provide the approved plan in support of change in carpet area and take up joint measurement of his flat, and further once he find buyer to give NOC for sale without any transfer fees etc. in the MahaRERA registered project bearing No. P51700010837.
2. This matter was heard today. The complainant stated that he booked the flat on 11<sup>th</sup> floor in June 2010. As per the registered agreement for sale, the agreed date of possession was 30-06-2016. However, the respondent had delayed the possession and forced the complainant to take possession of the flat.

3. During the hearing, the respondent has informed this Authority that the present complaint is not maintainable, since the complainant is not affected party in the project. He further stated that the respondent has already obtained Occupancy Certificate upto 14<sup>th</sup> floor of the project and therefore, they have registered the project with MahaRERA from 14<sup>th</sup> floor onwards. The complainant had already taken possession of the flat on 24-03-2017.
4. Considering the aforesaid facts, this Authority does not find any merits in the complainant. Since the complainant is not an allottee of the project registered with MahaRERA, he has no locus to file this complainant.
5. In view of above, the complaint stands dismissed for want of merits.

  
(Dr. Vijay Satbir Singh)  
Member-1