

BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY, BANDRA,
MUMBAI

COMPLAINT NO: CC006000000000045

Mrs. Raisa Mohammed Iqbal Gour

..

Complainant Versus

Mr. Tejpal Madhukar Rupji (Rupji Constructions)

..... Respondents

MahaRERA Registration No - P51800002249

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

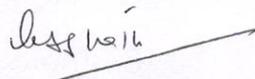
Date : 29th September 2017

Order

1. The present complaint is filed by the complainant seeking directions from the MahaRERA to the respondent to execute registered agreement for sale with the complainant in the registered project No. P51800002249. The complainant alleged that she booked the flat in the above registered project bearing Flat No. 302 on 28-02-2013 and paid around 41.646 lacs, out of total 53.125 lacs to respondent but still he has not registered the agreement.
2. Earlier this matter was heard by two members Bench of MahaRERA on various dates and pursuant to the directions of MahaRERA, the respondent executed registered agreement with the complainant on 31-08-2017.
3. Thereafter during hearing held on 7-09-2017, the complainant has brought out to the notice of this Authority that the date of completion mentioned in the registered agreement was December 2022, which do not match with the date of completion mentioned in

the registered project with MahaRERA. Hence the respondent was directed to mention the date of possession as per the registration done with MahaRERA and accordingly execute a rectification deed with the complainant. Thereafter the matter was again heard on 19-09-2017. The representative of the respondent informed that the respondent had been arrested for police investigation in his another project and hence the directions of this Authority could not be complied with. Hence the matter was adjourned today i.e. 29-09-2017.

4. Today, the representative of the respondent sought further time to execute the registered correction deed with the complainant. She pointed out that the respondent may get released on bail by 3-10-2017.
5. In this case, since the agreement for sale has already been registered by both the parties and the project completion date has already been mentioned as December 2019 in the documents of registration with MahaRERA, it is binding upon the respondent to complete the project before the due date.
6. Since the respondent has already agreed to execute the rectification deed, the MahaRERA directs the respondent to submit an affidavit in two working days
7. on record of the Authority stating that the rectification deed correcting the date of possession of flat by the respondent will be executed within one week from his released from police custody. Compliance report will be submitted to MahaRERA by the respondent.
8. In view of the above directives, the complaint stands disposed of.


(Dr. Vijay Satbir Singh)
Member 1