

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC006000000023758

Ashok Rawatappa Bannatti ... Complainant

Versus

Vasudha Builders Limited
MahaRERA Regn. No. P99000007760 ... Respondent

Corum:

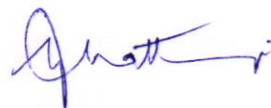
Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainant was himself present along with Mr. Nandu Pawar, Adv.
Respondent was represented by Ms. Yogendra Kanchan, Adv.

Order

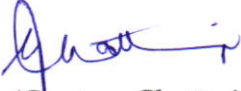
June 22, 2018

1. The Complainant has purchased two bungalows in the Respondent's project 'Arham Villas' situated at Palghar, Thane via registered agreements for sale dated February 20, 2015. The Complainant alleged that the date of possession as stipulated by the said agreement is long over and that the Respondent has failed to handover possession of the bungalows, till date. Therefore, they prayed that the Respondent be directed to pay them interest for the delay in handing over possession.
2. The Learned Counsel for the Respondent explained how the construction work of the project could not be completed because of mitigating circumstances, however now the mitigating circumstances are over. Further, he submitted that the possession of the bungalows will be handed over by December, 2018. The Complainant also accepted the revised date for receiving possession of their apartment.
3. In view of the above facts, the Respondent shall, therefore, handover the possession of the bungalows, with Occupancy Certificate, to the Complainant before the period of December 31, 2018, failing which the Respondent shall be liable to pay interest to the



Complainant from January 1, 2019 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