

BEFORE THE  
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MUMBAI

COMPLAINT NO: CC006000000000500

Nitin Sood ... Complainant

Versus

Bharat Mahan Developers & Builders ... Respondent  
MahaRERA Regn.No. P51800005064

Corum:  
Shri Gautam Chatterjee, Chairperson, MahaRERA

Complainant was himself present  
Respondent was represented by Shri Ashok Sargar, Adv.


**Order**

15<sup>th</sup> December 2017

1. In 2016, the complainant has booked an apartment bearing No. 902- F in the Respondent's project 'Orchid Metropolis' situated at, Kurla, Mumbai through a booking form and even though he has already paid an amount exceeding 10% of the total consideration of the said apartment, no agreement for sale has been executed till date.
2. The Respondent stated that they are willing to execute the agreement for sale. The complainant requested that he first be given the draft copy of the agreement for his perusal.
3. On the next date of hearing, the complainant alleged the draft agreement for sale did not contain the terms and conditions as agreed between them in the booking form, specifically the cost sheet attached to the booking form.



4. The respondent stated that the cost sheet shown by the complainant is not given by them as a part of the booking form and that they are willing to adhere to all the terms and conditions of the booking form, while executing and registering the agreement for sale.
5. In view of the above facts, the parties are, hereby, directed to execute the agreement for sale as per the provisions of section 13 of the Real Estate (Regulation and Development) Act 2016 and the rules and regulations made thereunder within 45 days from the date of this Order.
6. Consequently, the matter is hereby disposed of.

  
(Gautam Chatterjee)  
Chairperson, MahaRERA