

BEFORE THE  
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MUMBAI

COMPLAINT NO: CC006000000001708

M/s. Appleangelic Realinfra LLP ... Complainants

Versus

Ayodhya Construction Co. ... Respondent  
MahaRERA Reg.No: P51800008223

Coram:


Shri Gautam Chatterjee, Chairperson, MahaRERA

Complainant represented by Shri Pushkarraj M. Gokalgandhi, Adv.  
Respondent was represented by Shri Cherim Laparshiya, Adv.


**Order**

15<sup>th</sup> December 2017

1. The complainant, in his complaint, has stated that his LLP has invested some amount in the Respondent's firm, in which he was also the partner earlier, vide MOU dated 16th September 2013 and in lieu of his investment he has been allotted shopping area admeasuring 10,000 sq.ft. vide allotment letter dated 1st November 2013 in the said project. Thereafter, the complainant agreed to retire from the said firm, subject to provisions of Deed of Retirement and MoU both dated 22nd October 2013. He further stated that while registering with MahaRERA, the Respondents have suppressed the fact of allotment of the shopping area admeasuring 10,000 sq.ft. to the complainant.
2. During the hearing held on 11th December 2017, the respondent stated that the Letter of Allotment dated 22nd October 2013 for 10,000 Sq.ft. shopping carpet area in the said project was by way of security of making payments. The said allotment has automatically got cancelled after payments have been made by New Partners. Accordingly, the complainant has already retired and, therefore, the complainant has no locus standi in the said project.



3. From the records, it is clear that the complainant is not an allottee in the said Project. The dispute between the parties is of a civil nature and the complainant has failed to show that the respondent has violated any provisions of the Real Estate (Regulation and Development) Act, 2016. Therefore, the matter is dismissed.
4. Further, the respondent is directed to upload / update correct disclosures pertaining to litigations, if any, within seven days from the date of this Order in accordance with the provisions of section 4 of the said Act and the rules and regulations made thereunder.

  
(Gautam Chatterjee)  
Chairperson, MahaRERA