

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC006000000023321

Sanjita Keshav Vangule ... Complainant

Versus

Morya Infraconstruct Private Limited ... Respondent
MahaRERA Regn.No. P51700005511

Corum:

Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainant personally present.

Respondent Mr. S.S.Sawant was represented for himself.


Order

March 28, 2018

1. The Complainant has booked an apartment bearing No. 704 in the Respondent's project 'MORYA HEIGHTS' situated at Thane through an MOU sometime in 2016. The Complainant has alleged that the carpet area of the said apartment is not the same as promised at the time of booking by the Respondent and that the Respondent had also promised to handover possession of the said apartment by 2019. Further, she alleged that the Respondent has failed to execute and register the agreement for sale for the said apartment in spite of having collected more than 20% of the consideration amount. Therefore, she prayed that the Respondent be directed to refund the amount paid by her along with interest as per the said MOU.
2. On the first date of hearing on February 28, 2018, Representative for the Respondent stated that they are willing to refund the said amount. Accordingly, the parties sought time to amicably settle the matter.



3. On the next date of hearing, on March 26, 2018, Complainant stated she is willing to reconsider her prayer of refund of her amount and continue in the said project as an allottee provided the Respondent clarified her concerns relating to the carpet area for the said apartment. During the course of the hearing, the Respondent clarified that the carpet area for the said apartment and the possession date shall be in accordance with what is stated in their MahaRERA registration webpage. The Complainant accepted the same.
4. In view of the above facts, the parties are directed to execute and register 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 30 days from the date of this Order.
5. Consequently, the matter is hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA