

**BEFORE THE  
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY,  
MUMBAI**

COMPLAINT NO: CC006000000012274

Sandip Shashikant Kapse

... Complainant

Versus

M/s. Arkade Realty  
MahaRERA Registration No. P51700004429

... Respondent

Coram:

Shri Gautam Chatterjee, Hon'ble Chairperson

ORDER

15<sup>th</sup> December 2017

The complainant appeared in person.

Ms. Smita Sawant, Adv for the respondent

1. The complainant, who is a resident in a completed building in the above registered project, has filed this complaint seeking directions of MahaRERA to the respondent to allow him to park his vehicle inside the compound wall of the building. The Complainant has further alleged that the Respondent is selling open car parking by collecting in cash without any documentation.
2. This matter was heard on 15<sup>th</sup> December 2017. During the hearing, the complainant has reiterated his contentions and prayed for direction to the Respondent to give in writing that his vehicle will be allowed to be parked in the abovementioned building.
3. The representative of the Respondent denied that the Respondent is selling open car parking, in violation of the provisions of the Act. He has also agreed that he will allow the complainant to use the parking space in the premises.
4. On the facts mentioned above, we direct the Respondent to allow parking of Complainant's vehicle in the premises, as is being done for other allottees. As per the Act, Rules and Regulations, the respondent cannot sell open parking space, which has to be handed over to the legal entity of the allottees when it is formed.
5. With these directions, the complaint stands disposed of.

  
(Gautam Chatterjee)

Chairperson, MahaRERA