

**THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI.**
COMPLAINT NO: CC006000000054558.

Noruddin Abbas Modi

... Complainant.

Versus

**Om Mandar Realtors
(‘Global City’)**

... Respondents.

MahaRERA Regn: P99000011277.

**Coram: Shri B.D. Kapadnis,
Hon’ble Member & Adjudicating Officer.**

Appearance:

**Complainant: Adv. Shagufa Ansari.
Respondents: Ex parte.**

FINAL ORDER

3rd October 2018.

The Complainant contends that he purchased the flat nos. 503, 504 & 505 of the respondents’ project ‘Global City’ Sector-1, Virar (West) by making upfront payment of Rs. 12,00,000/- for each of them. The complainant requests to direct the respondents to give legal possession of the flats.

2. The respondents have failed to appear, despite the notice. Hence, the complaint proceeds ex parte against them.

3. The copies of the agreements for sale executed by the respondents, do show that the complainant made upfront payment of Rs. 12,00,000/- for each flat and the fit out possession is given to the complainant. However, now the complainant complains that he ~~has~~ not received the possession.

4. The respondents have mentioned while registering their project with MahaRERA that the proposed date of completion as well as revised



proposed date of the completion is, 31.12.2018. Therefore, the respondents are under contractual obligation to hand over the possession of the flats on the said date by obtaining Occupancy Certificate/completion certificate for the same. Hence, the order.

ORDER

The respondents shall hand over the legal possession of flat nos. 503, 504 & 505 by obtaining the Occupancy Certificate/completion certificate of the Competent Authority on or before 31.12.2018.

The respondents shall pay the complainant Rs. 10,000/- towards the cost of the complaint.

Mumbai.

Date: 03.10.2018.

*18/10/18
3.10.18*
(B. D. Kapadnis)
Member & Adjudicating Officer,
MahaRERA, Mumbai.