

BEFORE THE  
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MUMBAI

COMPLAINT NO: CC006000000000210

Rahul Deshmukh

...

Complainant

Versus

Atul Bahirat  
MahaRERA Regn: P52100005238

...

Respondent

**Coram**

Shri Gautam Chatterjee, Hon'ble Chairperson

23<sup>th</sup> October 2017

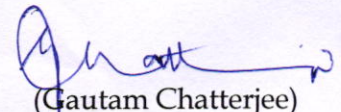
**Final Order**

Complaint was pleaded by Complainant himself Shri Rahul Deshmukh

Respondent was present during the first hearing on 10<sup>th</sup> October.

Both the complainant and respondent pleaded for time because they wanted to settle the matter amicably. During the adjourned date of hearing on 23<sup>rd</sup> October, only the complainant was present.

The Complainant stated that both the parties have amicably settled their dispute and accordingly filed consent terms dated 21<sup>st</sup> October 2017, which are annexed to this order and marked as Exhibit - A. As the matter has been settled by mutual consent, the complaint is disposed off for want of prosecution



(Gautam Chatterjee)  
Hon'ble Chairperson, MahaRERA

To,  
**Mr. Gautam Chatterjee,**  
**Honourable Chairman,**  
**MAHARERA, AUTHORITY Maharashtra.**  
Date - 21st Oct 2017.

**Subject - Settlement between Complainants and Respondent.**

**Reference - As per the Directions of Hon'ble Authority at time of Hearing compliant number-CC005000000000210, dated: 12<sup>th</sup> October 2017.**

**Respected Sir,**

As per direction given by this Hon'ble Authority on 12/10/2017 meeting was held between complainants and respondent at respondent's office.

**Now complainants and Respondent, mutually decided as below:**

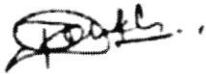
1. Complainant hereby grants consent to alter, modify and revise previous sanctioned plan and layout for better feasibility to effect the further constructions.
2. Respondent is ready to give possession of flat to complainants 2BHK flat as per agreed terms and conditions mentioned in agreement dated: 27/08/2012, (which is registered in Haveli at Serial Number 9141/12 dated: 12/08/2012).
3. Respondent are ready to pay interest to complainants as per rules and regulations laid down by MahaRERA Act to complainants which will be calculate from the dated: 01/05/2017 till the handover of possession of flat:
  - a) Respondent will pay interest on payment paid by complainants i.e. amount of Rs. 12,50,000 from dated: 01/05/2017 to till today and amount will be Rs. \_\_\_\_\_ (to be calculated as per order issues by MahaRERA) within 30 days.
  - b) Further respondent is ready to pay interest on payment of Rs. \_\_\_\_ (to be calculated as per order issues by MahaRERA) to complainants till the handover possession of flat on or before 10<sup>th</sup> of each month.

4. After getting approval of revised sanctioned plan, if any difference occurred in agreed carpet area of complainants flat then **Difference of Area** will be calculated at the Rate of Rs. 3250/- per square feet and amount will be adjusted in the remaining consideration amount.
5. Also respondent will provide specifications and amenities to the complainants flat which he has been shown/published to MAHARERA authority at the time of Registration and specifications and amenities as per revisions in proposed sanctioned plan and uploaded on MahaRERA portal in future, without any additional cost.
6. After adherence with above mentioned agreed points, complainants and respondent has settled the grievances by mutual consent.
7. As such considering above mentioned facts this authority may please pass necessary order containing above said facts and in the interest of justice and oblige

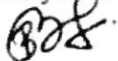
Thanks

**Signature of complainants:**

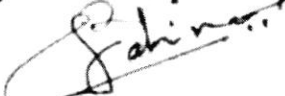
1. Mr. Rahul Neelkanth Deshmukh and



2. Mrs. Priyanka Rahul Deshmukh @ Miss. Priyanka Chandrashekhar Deshmukh.



**Signature of respondent**



Mr. Atul D. Bahirat (Shubhankar Developments) Registration No. -  
P52100005238

Pune

Date: 21/10/2017