

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO. CC006000000089561

Deepa Pradhan

... Complainant

Versus

Goka Engineering Co Pvt Ltd
MahaRERA project Regn. No. P52000005331

... Respondent

Corum: Shri Gautam Chatterjee, Chairperson, MahaRERA

Complainant was herself present.

Respondent was represented by Mr. Jairam Chandani, Adv. a/w Mr. Pratik Jadhav, Adv.
(i/b. Lexim Associates).

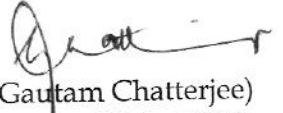
Order

December 24, 2019

1. The Complainant has stated that she has a property in 'Gold Valley Konkan' project - which was completed in 2011. She has *interalia* alleged that the Respondent has added their projects to the Complainant's layout and changed the scheme in the original layout of freehold bungalow plots without their consent causing various hardships to the Complainant. Therefore, she prayed the Respondent's MahaRERA registration be revoked and the Respondent be directed to dissolve current society and reconstitute new housing cooperative society, limiting membership to only freehold bungalow plots out of the original 221 plots excluding the 20 service apartments; do conveyance of all roads, services, common areas, amenities, open-spaces in favour of newly constituted society ; build proper compound to secure/ demarcate original Gold Valley Konkan project of 221 plots excluding Service Apartments; complete and handover fully functional health-club, rainwater-harvesting and garbage-disposal & composting facilities, complete pending sale-deeds in the original layout of 221 plots, provide separate services, roads, amenities to any added layouts and form their respective societies and compensate them.



2. It is observed that the Complainant has filed the present Complaint against a project in which she is not an allottee and therefore has no *locus standi* in the said project.
3. In view of the above, the Complaint stands dismissed.


(Gautam Chatterjee)
Chairperson, MahaRERA