

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC006000000022854

Radhakunj CHS Ltd. ... Complainant

Versus

Siddhi Builders and Developers ... Respondent
MahaRERA Regn: P51800005729

Coram
Hon'ble Shri Gautam Chatterjee, Chairperson

Order

28th March 2018


Complainant represented by Mr. Nikhil Rajeshirke, Adv.

Respondent represented by Ms. Divya M. Chopra, Adv.

1. The complainant is the land owner Cooperative Housing Society which has entered into development agreement for redevelopment of their building with the Respondent. The complainant has stated that as per the redevelopment agreement, the Respondent was required to provide Permanent Alternate Accommodation and rent and hand over the possession of the redeveloped apartments within 24 months from the date the last member of the society vacates his old apartment. The Complainant society has also mentioned that the Respondent neither completed the redevelopment till date nor has been paying rent regularly to the members.
2. The Complainant society has further added that the Respondent has not disclosed true and complete information especially with regard to the revised plan sanctioned by the Planning Authority. Therefore, the Complainant has prayed that the Respondent be directed to disclose true and complete information on their webpage, including uploading the latest Plan approved by the Competent Authority.



3. The advocate for the Respondent accepted that the revised plan as sanctioned by the Competent Authority has not been uploaded on the webpage. She apologised for the same and promised to update the webpage immediately.
4. The Complainant Radhakunj CHS is also a promoter in accordance with Section 2(zk)(i) of the Real Estate (Regulation and Development) Act, 2016. They could not explain which sections of the Act or rules or regulations made thereunder are violated necessitating a direction from MahaRERA, regarding non-payment of rent regularly.
5. Therefore, no directions can be given under the provisions of the Real Estate (Regulation and Development) Act 2016 or the rules or regulations made thereunder, regarding payment of rent.
6. It is observed that the Respondent has put a revised date of completion as 31st December 2018 on MahaRERA website by which period he is expected to complete the registered project.
7. The Respondent is hereby directed to update their registration webpage, specifically, relating to pending litigation, if any, and disclosures relating to orders from Competent Authority, in accordance with section 4 of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder, within seven days from the date of this Order.
8. Consequently, the matter is hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA
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