

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

1. Complaint No. CC00600000057982

Mr. Ramchandra Prasad Complainant

Versus

Mr. Mangesh Eknath Thakur Respondent

Along With

2. Complaint No. CC006000000100194

Mr. Sadashiv V Bagwale Complainant

Versus

Mr. Mangesh Eknath Thakur Respondent

Along With

3. Complaint No. CC006000000100287

Mr. Ramesh Sham Pevekar Complainant

Versus

Mr. Mangesh Eknath Thakur Respondent

Project Registration No. P52000008712

Coram: Dr. Vijay Satbir Singh, Hon'ble Member – 1/MahaRERA

The complainants appeared in person.

Adv. More appeared for complainant on at Sr. No. 3.

None appeared for the respondent.

ORDER

(22nd January, 2020)

1. The complainants have filed these 3 separate complaints seeking directions from the MahaRERA to the respondent to pay interest for delayed possession under Section-18 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") in respect of booking of their respective flats in the respondent's project known as "**Crystal Plaza**" bearing MahaRERA registration No. P51800006422 situated at Ulwe, Dist. Raigarh.
2. These complaints are heard finally today, when the parties appeared and made their submissions. During the hearing and thereafter, it was noticed that according to the information available on MahaRERA website, the

validity period of the said project has already lapsed on 31/12/2018. Further, the respondent has not uploaded Form-4 and occupancy certificate on MahaRERA website. Therefore, prima facie, it shows that the project is still incomplete.

3. In this regard, the MahaRERA is of the view that the promoter of such project should apply to MahaRERA for extension of the project. It should enable the formation of the association of allottees under section -11(4)(e) of the RERA, sharing the project related information with the allottees.
4. In view of the above facts, the respondent is directed to approach MahaRERA for extension of the project period or take any other action to revive the project giving a definite timeline for its completion. The respondent is further directed to share the information of allottees with the complainant in a period of one month. The association of the allottees can contemplate action under sections- 7 & 8 of the RERA.
5. The MahaRERA further directs that till the project get revived, the respondent shall not sale any flat/premises to any third party.
6. With these directions, all three complaints stand disposed of with the liberty to the complainants to approach MahaRERA for redressal of his grievances, if any, after the project is revived.

महा-रेरा



(Dr. Vijay Satbir Singh)
Member – 1/MahaRERA