

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

**Complaint No. CC006000000056882**

Samshet Balkrishna Shetye

..... Complainant

**Versus**

Sanvo Resorts Private Limited

..... Respondent

Project Registration No. **P52000000502**

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

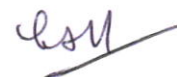
The complainant present in person.

Adv. Prasanna Tare appeared for the respondent.

**ORDER**

(13<sup>th</sup> May, 2019)

1. The complainant is an allottee in the project being developed by the respondent at village Kolkhe, Panvel, District Raigad. He executed registered agreement for sale on 30<sup>th</sup> December, 2013 having date of possession of December 2016. He also paid Rs. 31,19,442/- against the consideration value of Rs. 37,74,705/-. He has prayed for interest under section 18 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred as RERA) and possession of his flat.
2. The case was heard in the presence of concerned parties. The complainant submitted that MahaRERA had already passed an order in complaint bearing No. CC006000000056586 dated 18<sup>th</sup> March, 2019 (Mrs Neha Samir Bagwe vs Sanvo Resorts Pvt Ltd) and in other identical complaints related to the same project. He therefore prayed for the same reliefs as had been given while deciding the earlier complaints.
3. The learned advocate for the respondent stated that there was no notice issued by the complainant to him regarding the suit and he also cited an order passed by Hon'ble Supreme Court of India in a matter of section 138



related with bouncing of cheques. However, he could not explain as to how this order could be applied in the present case.

4. The facts of this case make it clear that orders given in identical complaints relating to this project can be considered to provide reliefs to the complainant in this case. As decided in earlier cases, the respondent is, therefore, directed to give interest to the complainants from 1<sup>st</sup> May, 2017 till the date of actual possession on the Marginal Cost Lending Rate (MCLR) plus 2% as prescribed under the provisions of Section-18 of the RERA Act, 2016 and rules made there under.
5. Accordingly, the case is disposed of.



  
(Dr. Vijay Satbir Singh)  
**Member - 1/MahaRERA**