

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

**Complaint No.CC006000000078901**

Mr. Hari Mohan Singh and Vidhyottma Singh

..... Complainants

**Versus**

M/s. Lodha Developers Pvt. Ltd.

..... Respondent

Project Registration No. **P51700000199**

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

Adv. Anwar Landage appeared for the complainants.

Adv. Akshay Pare a/w Adv. Mahendra Singh appeared for the respondent.

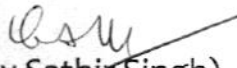
**ORDER**

(18<sup>th</sup> December, 2019)

1. The complainants have filed this complaint seeking directions to the respondent to pay interest for the delayed possession under section-18 of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as "RERA") in respect of booking of a flat in the respondent's project known as "**Lodha Splendore Platino E to G , Vivant A to D**" bearing MahaRERA registration No. **P51700000199** at Thane.
2. This complaint is heard finally today. During the hearings, both the parties have appeared through their respective advocates. It was noticed that according to the information available on the MahaRERA website, the validity period of the said project has already lapsed on 30-06-2019. Further, the respondent has not uploaded form- 4 with occupancy certificate on MahaRERA website, which is the mandatory compliance of RERA.
3. The promoter of such a project should apply to MahaRERA for extension of the project. He should also form an association of allottees and share project related information with them. If the promoter is unable to complete the project, then the association of allottees can contemplate action under sections- 7 & 8 of RERA.



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 also directed to enable the formation of association of allottees under section-11 (4) (e) of the RERA and share the contact details of all allottees with the complainants and other allottees. The respondent is further directed to upload the Annual Audit Report of Statutory CA - Form 5 for Financial Year 2017-2018 and Financial Year 2018-2019. The registration bench of MahaRERA can also take appropriate action under sections- 7 & 8 or other provision of RERA.
5. With these directions, the complaint stands disposed of with the liberty to the complainants to approach MahaRERA for redressal of their grievances after the project is revived.

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