

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC006000000054828

Kishore Prakash Kulkarni ... Complainant

Versus

Palava Dwellers Private Limited
MahaRERA Regn. No. P51700000384 ... Respondent

Corum:
Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainant was himself present.
Respondent was represented by Mr. Sunilraja Nadar, Adv. a/w Ms. Akansha Ughade, Adv.

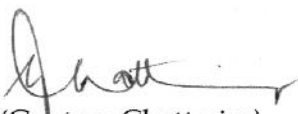
Order
February 22, 2019

1. The Complainant has purchased an apartment bearing no. 306-E in the Respondent's project 'PALAVA LAKESIDE A to H' situated at Kalyan, Thane via registered agreement for sale (*hereinafter referred to as the said agreement*).
The Complainant alleged the apartment is not being delivered as per agreed terms and therefore prayed the Respondent be directed to refund the amount paid.
2. On the date of hearing, the Complainant alleged that the Respondent in not permitting inspection of the apartment and is not providing clarity on the charges being demanded for the electricity meter. Therefore, he prayed that the Respondent be directed to hand over possession of the apartment at the earliest and provide clarity on the charges being demanded.
3. The Learned Counsel for the Respondent submitted that the Occupation Certificate for the said project has already been obtained and that the Respondent has communicated the same to the Complainant. Further, he submitted the Respondent is willing to



provide the inspection of the apartment and the amounts being demanded for the electricity are on a provisional basis, as mentioned in the said agreement, which will continue up to May, 2019, post which a permanent meter will be made available and the Complainant will have to make payments as per actuals. The Complainant accepted the same. Both the parties also agreed to carry out inspection of the apartment on 23rd February, 2019 at 14.00 hours.

4. In view of the above facts, the Complainant is advised to take possession of his apartment by making the requisite payments.
5. Consequently, the matter is hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA