

BEFORE THE  
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MUMBAI

COMPLAINT NO: CC006000000001956

Hitesh Telwala ... Complainant

Versus

Wheelabrator Alloy Castings Limited ... Respondent  
MahaRERA Regn.No. P51800000818

Corum:

Shri. Gautam Chatterjee, Chairperson, MahaRERA

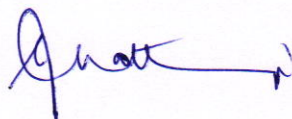
Complainant was himself present

Respondent was represented by Mr. Amrit Saroj, G.M. Legal

**Order**


February 12, 2018

1. The Complainant had booked an apartment bearing No. T4-1503 in the Respondent's project 'Runwal Forest' situated at Kanjurmarg, Mumbai through an allotment letter dated October 6, 2015. The Complainant has stated that he was promised possession of the said apartment in four years and that even though he has paid substantial consideration amount of the said apartment, the Respondent has failed to execute the agreement for sale.
2. The authorised representative of the Respondent stated that they are willing to execute the agreement for sale.
3. On review of the respondent's MahaRERA registration it is observed that the respondent has put April 30, 2021 as the revised proposed date of completion which is an unreasonably long time period for completion of the project. As per the provisions of the Rule 4 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 the revised date of possession for an ongoing project has to be commensurate with the extent of balance development.





4. In view of the above facts, the parties, if the complainant intends to continue in the project, are directed to execute the agreement for sale as per the provisions of section 13 of the Real Estate (Regulation and Development) Act 2016 and the rules and regulations made thereunder within 30 days from the date of this Order. The respondent shall handover possession of the said apartment, with Occupancy Certificate, to the Complainant before the period ending May 31, 2020, failing which the respondent shall be liable to pay interest to the complainant from June 1, 2020 till the actual date of possession, on the entire amount paid by the complainant to the respondent. The said interest shall be at the rate as prescribed under Rule 18 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules, 2017.
5. Consequently, the matter is hereby disposed of.

  
(Gautam Chatterjee)  
Chairperson, MahaRERA