

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

**Complaint No. CC006000000100349**

Mr. Amit Vishwanath Sawant

..... Complainant

**Versus**

M/s. Arpita Realtors & Infra Pvt Ltd

..... Respondent

Project Registration No. P99000014281

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


The complainant appeared in person.

None appeared for the respondent.

**ORDER**

(3<sup>rd</sup> December, 2019)

1. The complainant has filed this complaint seeking directions to the respondent to handover possession of the flat along with interest for the delayed possession under the provision of 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 "**Mahalaxmi Residency**" bearing MahaRERA registration No. P99000014281 at Vasai- Virar Dist-Palghar.
2. This complaint was heard finally on 04-11-2019, when the complainant appeared in person. However, none appeared for the respondent. During the hearings, it was noticed by the MahaRERA that the present project, wherein the complainant has booked a flat had its validity up to 10-12-2018 and the project validity period has therefore lapsed. From the information available on the MahaRERA website, it appears that the respondent promoter has not got any extension for the project validity period. The complaint for such a project wherein the validity period is over cannot be considered till the issue of validity is decided.



3. In view of the aforesaid facts, as explained in aforesaid paras, the respondent is directed to share the information of all allottees along with their contact details with the complainant and the other allottees and to enable the formation of an association of the allottees in accordance with section 11(4) (e) of the RERA. The respondent is also directed to apply for extension of the project immediately or take suitable action as per the relevant provisions of the RERA to revalidate the project. The MahaRERA Registration Branch may also take suitable action in this regard under the provisions of RERA, particularly sections-6, & 8.
4. Consequently, the present complaint stands disposed of with the liberty to the complainant to approach MahaRERA for redressal of their grievances after the project gets revalidated.



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

महा-रेरा