

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC006000000056039

Asha Patodia ... Complainant

Versus

Lucina Land Development Limited
MahaRERA Regn. No. P52000001160 ... Respondent

Corum: Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainant was represented by Mr. Anurag Mankar, Adv.

Respondent was represented by Mr. Abir Patel, Adv., (i/b Wadia Ghandy & Co.).

Order

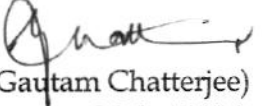
December 24, 2018

1. The Complainant has booked an apartment bearing no. 30-D/3208 in the Respondent's project 'Indiabulls Greens - 2' situated at Panvel, Raigad in 2014 through an application form in 2014. The Complainant stated that even though she has paid substantial amount towards the consideration price for the said apartment the Respondent has failed to execute and register the agreement for sale. Therefore, she prayed that the Respondent be directed to execute and register the agreement for sale for the said apartment.
2. The learned counsel for the Respondent submitted that the allotment of the said apartment was on a provisional basis and that the parties have already had discussions about three different apartments in 2016. He further submitted that the Respondent is willing to execute and register the agreement for sale once the Complainant decides on the apartment.
3. The learned counsel for the Complainant submitted that the apartments offered by the Respondent are not to the liking of the Complainant, however, he submitted he is



willing to have the matter pertaining to the allotment of the apartment amicably settled with the Respondent.

4. On the next date of hearing, the Complainant was not present despite service of notice. The learned counsel for the Respondent submitted that the negotiations and discussions are in process between the parties and upon verbal confirmation from the Complainant, the Respondent has already shared the cost sheet for the revised allotment with the Complainant.
5. In view of the above facts, the parties are directed to execute and register the agreements 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.
6. Consequently, the matter is hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA