

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

1. COMPLAINT NO. CC006000000078272
Sushama Ambekar

2. COMPLAINT NO. CC006000000078931
Arun Kumar Singh

... Complainants

Versus

Dreams Construction Company
MahaRERA project Regn. No. P99000014129

... Respondent

Corum: Shri Gautam Chatterjee, Chairperson, MahaRERA

Complainants were themselves present.
Respondent did not appear.

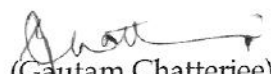
Order

May 29, 2019

1. The Complainants have purchased apartments in the Respondent's project 'DREAMS TOWER' situated at Vasai-Virar, thane via registered agreements for sale (*hereinafter referred to as the said agreements*). The Complainants have stated that the date of possession, as stipulated by the said agreements is long over and that the Respondent is yet to hand over possession till date. Therefore, the Complainant in Complaint no: CC006000000078931 has *interalia* prayed that the Respondent be directed to refund the amounts paid along with interest for the delay. The Complainant in Complaint no: CC006000000078272 has *interalia* prayed that the Respondent be directed to handover possession of the apartment at the earliest and pray them interest for the delayed possession.
2. None appeared on behalf of the Respondent, on the date of hearing, despite service of notice.



3. On review of the Respondent's registration webpage it is observed that the project registration has lapsed on December 31, 2018.
4. During the course of the hearing, it was explained to the Complainants that since the project registration has lapsed and the project is still to be completed, the Complainants may consider continuing in the incomplete project as allottees. Thereafter, the allottees should explore the possibility of forming an association of allottees and invoking the provisions of section 7/8 of the said Act to complete the project. At this stage when the project is incomplete and the registration period is over, the only way forward would be to protect the right of the allottees and enable them to form an Association.
5. In view of the above facts, the Respondent is directed to handover the list of allottees of the said project to the Complainant within 30 days from the date of the Order, to enable the allottees to take an informed decision pertaining to the way forward in the said project.
6. The allottees are advised to take an informed decision pertaining to the said project and proceed under Section 7/8 of the Act as per the MahaRERA Order no. 8/2019 dated March 29, 2019 on Revocation of Registration of Project.
7. The Respondent may seek the approval of the association of allottees for order under Section 7(3) of the said Act, as per MahaRERA Order no 7/2019 dated February 8, 2019 on Revocation of Registration of Project for reviving and completing the said project.
8. Consequently, the matters are hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA