

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI
COMPLAINT NO: CC006000000001902

Pooja Pahuja Dhote

... Complainant

Versus

Dreams Construction Company
MahaRERA Regn.No. P99000014129

... Respondent

Corum:

Shri Gautam Chatterjee, Chairperson, MahaRERA

Complainant was himself present.

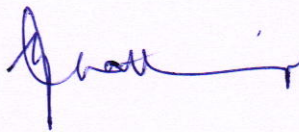
Respondent was absent and therefore matter heard and decided Ex-parte.

Exparte Order

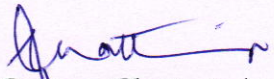
February 6, 2018

1. The Complainant has entered into a registered agreement for sale (*hereinafter referred to as the said agreement*) on November 26, 2014 to purchase an apartment bearing No. 105-C, in the Respondent's project 'DREAMS TOWER' situated at Nalasopara, Thane. The Complainant stated that the date of possession as stipulated by the said agreement is December 2016 and that the respondent has failed to hand over possession of the said apartment within the stipulated period and therefore they prayed the Respondent be directed to commit on a definite timeline for handing over possession of the said apartment.
2. Respondent remained absent for all the three hearings scheduled in December 2017, January 2018 and February 2018.
3. On review of the respondent's MahaRERA registration and the extent of work completed in the project, it is observed that the respondent has put December, 2018 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.

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4. In view of the above facts, the respondent shall, therefore, handover the possession of the said apartment, with Occupancy Certificate, to the Complainant before the period of September 30, 2018, failing which the respondent shall be liable to pay interest to the Complainant from October 1, 2018 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