

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

1. COMPLAINT NO: CC006000000055963
Divya and Vinesh Kumar
2. COMPLAINT NO: CC006000000056044
Prescilla Coutinho

... Complainants

Versus

Ravi Developments
MahaRERA Regn. No. P51700003472

... Respondent

Corum:

Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainant no. 1, Mr. Vinesh Kumar was himself present a/w Mr. Aasif N., Adv. (i/b W. S. Kane & Co.).

Complainant no. 2 was represented by Mr. Godfrey Pimenta, Adv.

Respondent was represented by Mr. Krishna Agarwal, Adv.

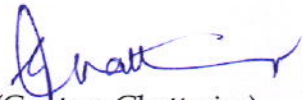
Order
September 28, 2018

1. The Complainants have purchased apartments in the Respondent's project 'GAURAV SAFFRON' situated at Mira-Bhayandar, Thane via registered agreements for sale (*hereinafter referred to as the said agreements*). The Complainants have alleged that the date of possession as stipulated by the said agreement is long over and that the Respondent has failed to handover possession of the said apartment, till date. Therefore, they prayed that the Respondent be directed to pay them interest for the delay in handing over possession and commit to a reasonable timeline for handing over possession.
2. The learned counsel for the Respondent submitted that taking into consideration the mitigating circumstances in the said project, MahaRERA, in Complaint no: CC006000000023079, has already directed the Respondent to handover possession of



the apartments in the said project by October 31, 2019 and that similar Orders be passed in the present complaints also.

3. The Complainants submitted that at this stage, they are interested in having a reasonable time line fixed for the completion of the project and will therefore not insist that the Respondent pay them interest for the delayed possession, immediately. Further, he submitted that they do not see the efforts of the Respondent towards the completion of the project, they should be at liberty to demand interest as per the provisions of section 18 of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder, from the Respondent for the delay in completing the said project.
4. In view of the above facts, the Respondent shall, therefore, handover the possession of the apartments to the Complainants before the period of October 31, 2019. The Complainants shall be at liberty to demand interest at an appropriate stage, as per the provisions of section 18 of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder, from the Respondent for the delay in completing the said project.
5. Consequently, the matters are hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA