

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC00600000056577

Ranjana Singh ... Complainant

Versus

Steelfab Engineering Corporation
MahaRERA Regn. No. P51700001388 ... Respondent

Corum: Shri. Gautam Chatterjee, Chairperson, MahaRERA

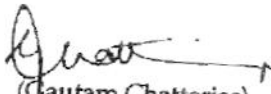
Complainant was himself present.

Respondent was represented by Mr. Sanjay Chaturvedi, Adv. a/w Ms. Pooja Gaikwad, Adv.

Order

November 16, 2018

1. The Complainant has booked an apartment in the Respondent's project 'ANA Avant Garde Phase 1' situated at Mira-Bhayandar, Thane in June, 2018 through the Respondent's real estate agent Sai Estate Consultants Chembur Private Limited. The Complainant stated that thereafter, the Respondent unilaterally increased the consideration price and therefore she decided to cancel the said booking. The Complainant stated that the even after multiple follow-ups with the Respondent through the said agent, the Respondent is yet to refund the amount paid and therefore, prayed that the Respondent be directed to refund the entire amount paid.
2. The authorised representative of the Respondent submitted that the revised consideration price being demanded is as per the current market value.
3. In this case, the Respondent has arbitrarily increased the consideration price of the apartment and thus is liable to be held responsible for indulging in an unfair practice. Therefore, we direct the Respondent to refund the money to the Complainant within 30 days from the date of this Order. We also direct the Respondent to pay Rs 20,000 as cost to the Complainant.
4. Consequently, the matter is hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA

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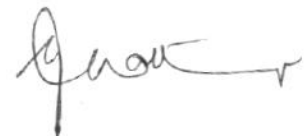
Complainant was herself present.

Respondent was represented by Ms. Nehal Shah, authorised representative.

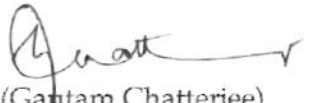
Order

April 11, 2019

1. The Complainant has filed the present application for noncompliance of the MahaRERA Order passed in Complaint no: CC006000000056577 (hereinafter referred to as *the said Complaint*) by the Respondent.
2. In the said Complaint, the Respondent was directed to refund the money to the Complainant within 30 days from the date of the said Order along with Rs 20,000 as cost to the Complainant.
3. The authorised representative of the Respondent submitted an oral apology for not complying with the said Order and stated that due to financial constraints the money could not be refunded. She submitted that the Respondent will adhere to the directions passed in the said Order within 15 days.



4. In view of the above, the Respondent is directed to adhere to the directions passed in the said order within 15 days from the date of this Order.
5. Consequently, the present application is hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA