

BEFORE THE  
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MUMBAI

COMPLAINT NO: CC006000000193488

Shah Kingdom Association of Allottees	...	Complainant
Versus		
Shah Group Builders Ltd MahaRERA Regn. No. P51700006697	...	Respondent

COMPLAINT NO: CC006000000193489

Shah Kingdom Association of Allottees	...	Complainant
Versus		
Shah Group Builders Ltd MahaRERA Regn. No. P52000003781	...	Respondent

COMPLAINT NO: CC006000000193490

Shah Kingdom Association of Allottees	...	Complainant
Versus		
Shah Group Builders Ltd MahaRERA Regn. No. P52000011435	...	Respondent

COMPLAINT NO: CC006000000193491

Shah Kingdom Association of Allottees	...	Complainant
Versus		
Shah Group Builders Ltd MahaRERA Regn. No. P52000006936	...	Respondent

COMPLAINT NO: CC006000000193492

Shah Kingdom Association of Allottees	...	Complainant
Versus		

Shah Group Builders Ltd  
MahaRERA Regn. No. P52000005556

... Respondent

Corum: Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainants represented by Mr. Avinash Pawar, Adv  
Respondent represented by Mr. Ashwin Shah, CA

### Order

September, 2020

1. The Complainants have stated that they are an Association of Allottees of the Respondent's project. Further, they have stated that the Respondent has failed to complete the project work on time and has violated various provisions of the Real Estate development and Regulation Act, 2016. Therefore, they have inter-alia prayed that the Respondent's project registrations be revoked and project handed over to the Complainants or any other competent promoter and the Respondent be directed to pay them interest for delayed interest.
2. A majority of the allottees of these five projects have already formed a registered co-operative housing society and the said society has also filed complaints with similar prayers.
3. Prima facie, the learned counsel for the Complainants has failed to show that the said Association of Allottees consists of not less than 51% of allottees of the said projects as required by MahaRERA Order No 8/2019 dated March 28, 2019.
4. In view of the above, the Complaints stand dismissed.

Gautam  
Chatterjee

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Chatterjee  
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(Gautam Chatterjee)  
Chairperson, MahaRERA