

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC006000000023297

Sunil Kumar Goyal and others

... Complainants

Versus

Sai Krupa Developers
MahaRERA Regn. No. P51700009395

... Respondent

Corum:

Shri. Gautam Chatterjee, Chairperson, MahaRERA

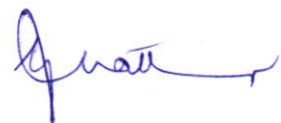
Complainants were themselves present a/w Mr. Shashikant Kadam, Adv. (i/b Randive and Kadam Associates).

Respondent was represented by Mr. Nikul Mehta, Partner a/w Mr. Amarendra Mishra, Adv.

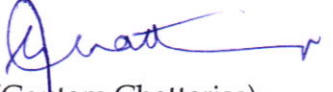
Order

June 26, 2018

1. The Complainants have purchased a shop bearing no. 2 in the Respondent's project 'Nida Amisha Heights' situated at Mira Road, Thane via a registered agreement for sale dated May 27, 2014. The Complainants 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 shop, till date. Therefore, they prayed that the Respondent be directed to pay them interest for the delay in handing over possession.
2. The authorised representatives of the Respondent explained how the construction work of the project could not be completed because of mitigating circumstances. Specifically, they submitted the pending litigation between the Respondent and the landowner has caused delay in completing the said project. Further, they submitted that possession of the said shop will be handed over by October, 2018. The Complainants also accepted reasons for the delay and the revised date for receiving possession of their apartment.



3. In view of the above facts, the Respondent shall, therefore, handover the possession of the shop, to the Complainants before the period of October 31, 2018, failing which the Respondent shall be liable to pay interest to the Complainant from November 1, 2018 till the actual date of possession, on the entire amount paid by the Complainants 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.
4. Consequently, the matter is hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA