

THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MUMBAI.

COMPLAINT NO: CC006000000023635

Bhavesh Gandhi

... Complainant.

**Versus**

Realgem Buildtech Pvt. Ltd.  
(DB Crown-Phase-1)

...Respondents.

COMPLAINT NO: CC006000000023654

Nikhil Gandhi HUF

... Complainant.

**Versus**

Realgem Buildtech Pvt. Ltd.  
(DB Crown-Phase-1)

...Respondents.

MahaRERA Regn: P51900003268.

**Coram:** Shri B.D. Kapadnis,  
Hon'ble Member & Adjudicating Officer.

**Appearance:**

Complainant: Mr. Sujit Lahori, Counsel  
a/w Ms. Komal Thadani  
& Mr. Raonak Samdani i/b  
Crawford Bayley & Co.

Respondents: Adv. Abir Shah i/b Wadia  
Ghandy & Co.

**FINAL ORDER**

7<sup>th</sup> June 2018.

Mr. Bhavesh Gandhi booked flat no. 4403 and Mr. Nikhil Gandhi booked flat no. 4503 in Tower-B of respondents' registered DB Crown project. They contained that the respondents have not executed and registered the agreements for sale of the said flats in



their favour, though more than 10% of total consideration amount has already been paid.

2. Advocate Mr. Abir Shah appears for the respondents to tell that respondents are ready to execute and register the agreements for sale in favour of the complainants and till then the respondents shall not make any further demand. However, he submits that because of some technical problem respondents require the period of 45 days to execute and register the agreements.

3. In view of the stand taken by the respondents in the matter, the following order.

### ORDER

The respondents shall execute and register the agreements for sale in favour of the complainants of their flats booked within 45 days from this order.


The complainants shall bear the stamp duty and registration charges and they shall co-operate with the respondents for execution and registration of the agreements.

The respondents shall not demand any other payment till the agreements are executed and registered.

Respondents shall pay each complainant Rs. 10,000/ towards the cost of their complaint.

Mumbai.

Date: 07.06.2018.

  
7-6-18

( B. D. Kapadnis )  
Member & Adjudicating Officer,  
MahaRERA, Mumbai.