


apartment has increased than what was promised in the allotment letter; however, the consideration price for the apartment has reduced.

3. In view of the above facts, the parties are directed to execute and register the agreement for sale as per the provisions of section 13 of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder within 45 days from the date of this Order.
4. Consequently, the matter is hereby disposed of.


Gautam Chatterjee
(Chairperson, MahaRERA)

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC00600000044305

Anita and Radhakrishna Shetty ... Complainants

Versus

Realgem Buildtech Private Limited
MahaRERA Regn. No. P51900003268 ... Respondent

Corum:
Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainants were represented by Mr. Harshad Bhdbhade, Adv. and Ms. Sonam Singh, Adv.

Respondent was represented by Mr. Abir Patel, Adv (i/b. Wadia Gandhi & Co.).

Order

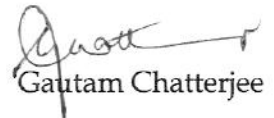
July 4, 2018

1. The Complainants have booked an apartment bearing no. 3803 in the Respondent's project 'DB Crown - Phase 1' situated at Prabhadevi, Mumbai through a Letter of Allotment. The Complainants alleged that even after having paid substantial amount towards the consideration price, the Respondent has failed to execute and register the agreement for sale. Further, they also had concerns about the carpet area of the said apartment. Therefore, the Complainant prayed that the Respondent be directed to register and execute the agreement for sale and clarify their concerns about the carpet area.
2. The Learned Counsel for the Respondent submitted that the Respondent is willing to execute and register the agreement for sale; however, he requested that a period of 45 days may be given to do the same. Further, he clarified that the carpet area of the said apartment has increased than what was promised in the allotment letter; however, the



consideration price for the apartment has reduced. The Complainants were satisfied with the clarification given by the Respondent's representative, regarding the carpet area of their apartment.

3. In view of the above facts, the parties are directed to execute and register the agreement for sale as per the provisions of section 13 of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder within 45 days from the date of this Order.
4. Consequently, the matter is hereby disposed of.



(Chairperson, MahaRERA)