

BEFORE THE  
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MUMBAI

COMPLAINT NO: CC00600000044186

Vijay and Rajesh Athwani ... Complainants

Versus

Era Realtors Private Limited  
MahaRERA Regn. No. P51800010463 ... Respondent

Corum:  
Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainant was represented by Mr. Ajit Shinde, Adv. (i/b M/s. Halai & Co.).  
Respondent was represented by Mr. Devendra Patankar, Adv.

**Order**

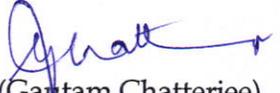
July 20, 2018

1. The Complainant has booked an apartment bearing no. B-804 in the Respondent's project 'Alta Monte and Signet' situated at Borivali, Mumbai through Letter of Allotment/MOU dated November 13, 2014. The Complainant alleged that even after having paid substantial amount towards the consideration price, the Respondent has failed to execute and register the agreement for sale. Therefore, the Complainant prayed that the Respondent be directed to refund the amount paid by him.
2. The learned counsel for the Respondent submitted that the project is an SRA project and it could not be completed for reasons beyond his control. Further, he submitted that he is willing to execute and register the agreement for sale and handover possession of the said apartment by December, 2019. The Complainant reconsidered his stand and showed his willingness to continue in the said project and accepted the date for receiving possession of his apartment.
3. In view of the above, 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 off.

  
(Gautam Chatterjee)  
Chairperson, MahaRERA