

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

1. COMPLAINT NO: CC006000000023062
Omprakash Maheshwari
2. COMPLAINT NO: CC006000000023250
Prateek Maheshwari

... Complainants

Versus

Ravi Developments
MahaRERA Regn. No. P51700003472

... Respondent

Corum:

Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainants were represented by Mr. Gaurav Ombale, Adv. (i/b M/s. Bekay Legal).
Respondent was absent.

Ex-parte Order

August 29, 2018

1. The Complainants have purchased apartments in the Respondent's project 'GAURAV SAFFRON' situated at Mira-Bhayandar, Thane via registered agreements for sale (*hereinafter referred to as the said agreements*). The Complainant has 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 apartment, till date. Therefore, they prayed that the Respondent be directed to pay them interest for the delay in handing over possession and commit to a reasonable timeline for handing over possession.
2. Respondent failed to appear.
3. The Complainants submitted that at this stage, they are interested in having a reasonable time line fixed for the completion of the project and will therefore not insist that the Respondent pay them interest for the delayed possession, immediately. Further, he submitted that if he does not see the efforts of the Respondent towards the



completion of the project, he should be at liberty to demand interest as per the provisions of section 18 of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder, from the Respondent for the delay in completing the said project.

4. In Complaint no: CC00600000023079, MahaRERA has already directed the Respondent to handover possession by before the period of October 31, 2019.
5. In view of the above facts, the Respondent shall, therefore, handover the possession of the apartments to the Complainants before the period of October 31, 2019. The Complainants shall be at liberty to demand interest at an appropriate stage, as per the provisions of section 18 of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder, from the Respondent for the delay in completing the said project.
6. Consequently, the matters are hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA