

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO: CC00600000055125

E M Unnikrishnan
Sudha Unnikrishnan

... Complainants

Versus

Rajesh Estates and Nirman Pvt. Ltd.
MahaRERA Regn.No. P51700008352

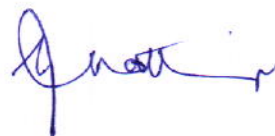
... Respondent

Corum: Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainant, Mr. EM Unnikrishnan was himself present a/w Mr. Siddharth Sali, Adv.
Respondent was represented by Ms. Komal Sugandh, Adv.

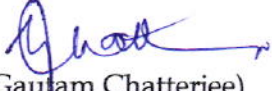
Order
September 27, 2018

1. The Complainants had booked an apartment bearing no: 420-E in the Respondent's project 'Raj Torres Phase II Wing A Wing B Wing C Wing D Wing E' situated at Ghodbunder Road, Thane in 2014. The Complainants stated that they have cancelled the said booking due to slow pace of construction but the Respondent is yet to refund the amount. Therefore, they prayed that the Respondent be directed to refund the entire amount paid.
2. The learned counsel for the Respondent submitted that the Respondent is willing to execute and register the agreement for sale in the project which is now a MahaRERA registered project and which will be completed as per the disclosures made in the webpage.
3. In view of the above facts, if the Complainants reconsider their stand and desire to continue in the project, the parties are directed to execute and register the agreements 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 30 days from the date of this Order.

4. Alternatively, if the Complainants do not intend to continue in the said project, the Respondent shall refund the amount paid by the Complainant as per the terms and conditions of the booking letter within 30 days from the date of this Order.
5. Consequently, the matter is hereby disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA