BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY, PUNE

CORAM :- SHRI A. N. SIRSIKAR, ADJUDICATING OFFICER, PUNE-III

Hearing in "Hybrid Mode"

CC006000000375178/APPL/NC/1

M/s. Shraddha Landmark Pvt. Ltd. .. Applicant-Complainant

Versus

Mr. Mohammed Ibrahim Shahul Hameed Rawotar,
etc.1. ... Opponents-Respondents

MahaRERA Project Registration No. P51800021957

Appearance :- Through V.C.

Applicant-Complainant : Adv. Jayshree Gilra
Opponents-Respondents : Absent

1. By way of this application the complainant-promoter has prayed for execution of order dated 25th September, 2025 passed by Hon'ble Chairperson, MahaRERA, Mumbai. By the said order Hon'ble Chairperson has directed the respondents/allottees to execute and sign the registered cancellation deed, in accordance with the terms and conditions of the agreement. The complainant-promoter was directed to refund the amount in accordance with terms of agreement for sale.

2. The complainant served the copy of the order to the other side but there is no response. The respondents till today have failed to appear before this authority.

3. According learned Adv. for the complainant registered agreement for sale dated 25.02.2020 has been executed in favour of respondents in respect of Flat No.706, in a project namely "Shraddha Pinnacle" for consideration of total consideration of Rs.56,40,500/-. In view of default made by the allottees, the complainant-promoter approached the Authority and filed

complaint bearing No.CC006000000375178. The Authority disposed off the complaint by order dated 25th September, 2025.

4. The complainant has placed on record draft cancellation deed which is marked Article 'A'. The copy of the draft cancellation deed has been served upon the respondents but they failed to appear. It means that they have not disputed correctness of contents of draft cancellation deed.

5. As per circular No.50/2025 dated 18.11.2025 issued by MahaRERA, Mumbai when there is default in compliance of the order regarding execution of the document, a fit and proper person of the Authority has to be appointed for the purpose of execution and registration of the document.

6. Learned Adv. for the complainant prayed to appoint any person from the office of MahaRERA Mumbai because the property is situated at Mumbai. I think Administrative Officer, MahaRERA, Mumbai is the fit & proper person who can be appointed for the purpose of execution and registration of the deed of cancellation on behalf of the defaulting respondents-allottees. The Administrative Officer to sign and execute the document on behalf of the respondents.

7. In view of aforesaid discussion following order is passed:

ORDER

1. Administrative Officer, MahaRERA, Mumbai is appointed for execution and registration of deed of cancellation in respect of order dated 25th September, 2025 passed in complaint No. CC006000000375178.
2. The complainant to bear the expenses of stamp duty and registration charges.
3. The Sub Registrar, Mumbai is directed to register the deed of cancellation as mentioned above in accordance with law.
4. Application is accordingly disposed off.

(A.N.Sirsikar)
Adjudicating Officer, MahaRERA, Pune

Pune
Date :- 16.02.2026