

**BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY
AUTHORITY,
MUMBAI**

Non- Execution Application in Complaint No.CC004000000010095

Mr Suhas M Bidkar

.... Complainant

Versus

M/s. Rai Udyog Pvt. Ltd

.... Respondent

Project Registration No.P50500016003

Coram: Dr. Vijay Satbir Singh, Hon'ble Member - 1/MahaRERA

The complainant appeared in person.

None appeared for the respondent.

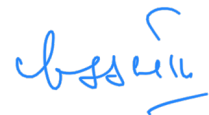
ORDER

(12th October, 2020)
(Through Video Conferencing)

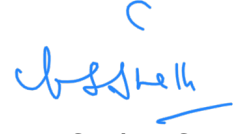
1. The complainant above named has filed this application for non-execution of order dated 22nd July, 2019 passed by the MahaRERA in the aforesaid complaint filed with respect to project registered by the respondent with MahaRERA. By the said order the complaint was disposed of with direction to the respondent to take action under section 17 of the Real Estate (Regulation & Development) Act, 2016, since the occupancy certificate has already been obtained for the said project.
2. This application is heard finally on 9-10-2020 as per the Standard Operating Procedure dated 12th June 2020 issued by MahaRERA for hearing of complaints through Video Conferencing. Both the parties have been issued prior intimation of the hearing. Accordingly, the complainant appeared and made his submissions. However, none appeared for the respondent.



3. During the hearing, the complainant has informed MahaRERA that the aforesaid order dated 22-07-2019 has not been complied with by the respondent and till date the conveyance deed has not been executed with him as per section 17 of the RERA. However, the respondent has already executed the conveyance deed with the other allottees of this project.
4. Incidentally, after this matter was heard by the MahaRERA on 9-10-2020, the respondent through email dated 10-10-2020 sent the reply on behalf of the respondent through Mr. Kishor Rai, the Managing Director and informed MahaRERA that it could not attend the hearing held on 9-10-2020, since it did not received any intimation for the said hearing. However, in the said reply, it has shown its readiness and willingness to execute the conveyance deed with the complainant within a period of 30 days and further sought direction to the complainant to pay the outstanding statutory dues. The said reply is taken on record.
5. Since the respondent has agreed to comply with the directions issued by the MahaRERA vide order dated 22-07-20219, the MahaRERA feels that nothing survives in this application.
6. Hence the MahaRERA directs the complainant to make payment towards the outstanding statutory dues if any payable by him. On such payment, the respondent is directed to execute the conveyance deed with the complainant within a period of 30 days failing which, stringent penal action would be taken against the respondent under the relevant provisions of RERA.



7. With these directions, the non-execution application stands disposed of.



(Dr. Vijay Satbir Singh)
Member - 1/MahaRERA

