

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO. CC005000000022162

Raghav Sarda ... Complainant

Versus

Xrbia Chakan Developers Private Limited ... Respondent
MahaRERA Regn. No. P52100003059

Corum: Shri. Gautam Chatterjee, Chairperson, MahaRERA


Complainant was himself present.

Respondent was represented by Mr. Vijay Kumbre, Adv. and K.S. Shah, Adv.

Order

January 02, 2020

1. The Complainant has stated that he has purchased an apartment bearing No. 306-A4 in the Respondent's project 'XRBIA EIFFEL CITY CHAKAN PH2' situated at Chakan, Pune via registered agreement for sale dated June 30, 2015. The Complainant stated that the date of handing over possession as stipulated by the said agreement was December, 2017. Therefore, he prayed the Respondent be directed to pay him interest for the delayed possession and handover possession of the apartment at the earliest.
2. The Respondent submitted that the Complainant is not an allottee in the project against which the present complaint has been filed as the said project consists of buildings C2, C3, C4 and C5, whereas the Complainant's apartment is in building A4 which is completed but has failed to get Occupancy Certificate (OC) till date. Further, he submitted that the Respondent will obtain the OC for the building in which the Complainant's apartment is situated, within 2-3 months and settle the matter amicably. The matter is kept pending for decision for the parties to file consent terms, but they are yet to file consent terms.



3. In view of the above facts, it is clear that the Complainant is not an allottee in the said project which is registered with MahaRERA and against which the present complaint has been filed. Though, the present complaint is not maintainable, the Respondent shall take necessary steps to obtain OC at the earliest and redress his grievances, as agreed during the course of hearing.
4. Consequently, the matter is hereby disposed of.



(Gautam Chatterjee)
Chairperson, MahaRERA