

**THE MAHARASHTRA REAL ESTATE REGULATORY  
AUTHORITY, MUMBAI.  
COMPLAINT NO: CC005000000023391**

Sandeep Subhashrao Dhumal

... Complainant.

**Versus**

Gera Developments Pvt. Ltd.

Kumar Pritamdas Gera

... Respondents.

MahaRERA Regn: P52100015514.

**Coram:** Shri B.D. Kapadnis,  
Hon'ble Member II.

**Appearance:**

Complainant: Adv. Mr. Harshad Nanaware.

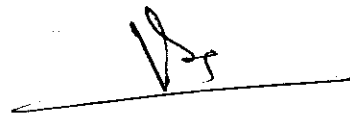
Respondents: Absent.

**FINAL ORDER**  
**24th February, 2020.**

The complainant has booked units bearing Nos.211 situated on the second floor of respondents' registered project 'Geras Imperium Oasis'. The complainant has paid Rs. 6,60,682/- towards its consideration up till now. However, he was surprised to receive email of March, 2019 whereby the respondents have cancelled the booking of the unit and also forfeited his amount. Therefore, the complainant challenges the unilateral decision of cancellation of the unit taken by the respondents and seeks the direction to direct the respondents for executing the agreement for sale of the said unit.

2. The respondents have failed to appear despite the service of the notice and hence the matter proceeds exparte against them.

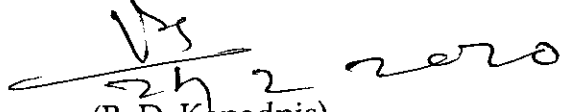
3. Heard the learned advocate of the complainant. He submits that because of business purpose the complainant remains out of station very often and therefore, he could not respond to the letters and demands of the respondents. However, he submits that the



complainant would be satisfied if his amount would be refunded with interest. The respondents have cancelled the booking of the complainant's flat. Hence I find it necessary to direct the respondents to refund Rs.6,60,682/- to the complainant with interest from the dates of receipt till their refund. The prescribed rate of interest is 2% above SBI's highest MCLR which is currently 8.2% p.a. The parties should bear their cost. To conclude, the respondents shall pay interest to the complainant, as directed.

The complaint stands disposed off accordingly.

Camp at Pune.  
Date: 24.02.2020.

  
(B. D. Kapadnis)  
Member II, MahaRERA, Mumbai.