

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

Complaint No. CC006000000161354

Mr. Rakesh Ramesh Jaiswal

.... Complainant

Versus

M/s. Sodhi Builders

.... Respondent

Project Registration No. P99000004245

Coram: Dr. Vijay Satbir Singh, Hon'ble Member – I/MahaRERA

Adv. Rajesh Kanojia appeared for the complainant.

Adv. A K Upadhyay appeared for the respondent.

ORDER

(17th February, 2020)

1. The complainant has filed this complaint seeking direction from the MahaRERA to the respondent to complete the construction of the project hand over the possession along with compensation under Section-18 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") in respect of booking of a flat in the respondent's project known as "**Sodhi Presidency**" bearing MahaRERA registration No. P990000004245 situated at Palghar.
2. This complaint is heard finally today, when both the parties appeared and made their submissions. During the hearing, it was noticed by MahaRERA , that according to the information available on MahaRERA website, the validity period of the said project has already lapsed on 31/12/2019. Further, the respondent has not uploaded Form-4 and occupancy certificate on MahaRERA website. Therefore, prima facie, it shows that the project is still incomplete.
3. In this regard, the MahaRERA is of the view that the promoter of such project should apply to MahaRERA for extension of the project. It should enable the formation of the association of allottees under section -11(4)(e) of the RERA, by sharing the project related information's with all the allottees.



4. In view of the above facts, the respondent is directed to approach MahaRERA for extension of the project period or take any other action to revive the project giving a definite timeline for its completion. The respondent is further directed to share the information of allottees with the complainant in a period of one month. The association of the allottees can contemplate action under section 7 & 8 of the RERA if so desire.
5. The MahaRERA further directs that till the project get revived; the respondent shall not sell any flat/premises to the third party.
6. With these directions, the complaint stands disposed of with the liberty to the complainant to approach MahaRERA for redressal of his grievances, if any, after the project is revived.



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



महा-रेरा