

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

Complaint No. CC006000000079243

Amar Shamji Veera & Anr.

.... Complainants

Versus

M/s. Sunshine Housing & Infrastructure Pvt. Ltd.

M/s. SQ Infrastructure Pvt. Ltd.

.... Respondents

Project Registration No. **P51900003947**

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

The complainant appeared in person.

Mr. Ajinkya Gharat appeared for the respondent.

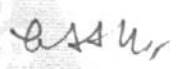
ORDER

(22nd January, 2020)

1. The complainants have filed this complaint seeking directions from the MahaRERA to the respondents to hand over the possession along with interest under Section-18 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA") with respect to the booking of their flats in the respondents' project known as "**Sunshine Infinity**" bearing MahaRERA registration No. P51900003947 situated at Wadala (East), Mumbai.
2. This complaint is heard finally today, when the parties appeared and made their submissions. During the hearing and thereafter, it was noticed 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 respondents have 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, sharing the project related information with the allottees.

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4. In view of the above facts, the respondents are 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 respondents are further directed to share the information of allottees with the complainants in a period of one month. The association of the allottees can contemplate action under sections- 7 & 8 of the RERA. The respondents are directed not to create 3rd party rights with respect to the said property.
5. With these directions, the complaint stands disposed of with the liberty to the complainants to approach MahaRERA for redressal of his grievances, if any, after the project is revived.


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