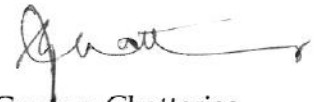


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issued refund cheques in 2014 because the project was not progressing, however, the Complainant chose to continue in the said project.

3. Since the Respondent does not have the requisite approvals in place to have the project registered with MahaRERA, no directions can be given to the Respondent to execute and register the agreement for sale for the said apartment.
4. In accordance with Para 86 of the judgement of Hon'ble Bombay High Court in *Writ Petition No. 2737/- U Neelkamal Realtors. Vs. Union of India*, RERA will apply after getting the project registered. Therefore, merits of the other grievances made by the Complainant have not been gone into. The Complainant has the liberty to raise the same in an appropriate forum.
5. Consequently, the matter is hereby disposed of.



Gautam Chatterjee
(Chairperson, MahaRERA)