

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

1. COMPLAINT No: CC00600000054768

Mr. Anjum Abdul Deriaya & 3 others Complainants

Versus

M/s. M.K. Shelters

M/s. Build Tech Group

.... Respondents

Alongwith

2. COMPLAINT No: CC00600000054769

Mr. Anjum Abdul Deriaya & 4 others Complainants

Versus

M/s. M.K. Shelters

M/s. Build Tech Group

.... Respondents

MahaRERA Registration No. **P51800009965**

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

Adv. Avinash Pawar appeared for the complainant.

None appeared for the respondent No. 1 and 2 on last date of hearing.

Order

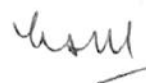
(6th December, 2019)

1. The complainants have filed these two separate complaints seeking directions from the MahaRERA to the respondent to execute the respective agreements for sale with the complainants for 2 shops and 7 offices under section 13 of the Real Estate(Regulation & Development) Act, 2016 (hereinafter referred to as the RERA) and also to hand over the possession of the same to the complainants in the respondents' project

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known as "Savera" bearing MahaRERA Registration No. P51800009965 at Kurla(East), Mumbai.

2. These complaints were clubbed together and heard on several occasions and same were heard finally on 16-10-2019, when the complainants appeared through his advocate. However none appeared for the respondent No. 1 and 2. Form the record it appears that during the hearings both the parties sought ample time to settle the matter by filing written application on record of MahaRERA. Though sufficient time was granted to both the parties to settle the matter amicably, however till date the parties could not arrived at any mutually agreeable terms. Hence these complaints are heard on merits.
3. During the hearing held on 16-10-2019, after hearing the arguments of the complainants, the direction was given to the complainants to file written affidavit on record of MahaRERA. However no such submission has been filed by the complainants.
4. In this case, from the record, it appears that the complainants herein have filed another complaint No. CC006000000054755 in this project and sought identical reliefs pertaining to two shops bearing No. 65 and 66. In the said complaint final order has been passed by the MahaRERA on 25-02-2019, whereby both the parties were directed to execute the agreement for sale and also to settle the matter amicably. Likewise in the present case, since the complainants are seeking identical relief under section 13 of the RERA for execution of agreement for sale with respect to 2 shops and 7 office premises.



5. In view of the above, the MahaRERA directs both the parties to execute agreements for sale with respect to the 2 shops and 7 office preemies sought by the complainants. The parties are also at liberty to settle the matter amicably considering the present status of the project.
6. With the above directions, both the complaints stands disposed of.



(Dr. Vijay Satbir Singh)

Member-1/MahaRERA



महा-रेरा