

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

Complaint No. CC00600000078204

Shamsunnisa Ibrahim Khan
Mohammed Ibrahim Khan

.... Complainants

Versus

Build-Tech Group
Attaullah Ansari
Serene Shelter/ Savera Co-op Hsg Soc.
Project Registration No. **P51800009965**

.... Respondents

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

Adv. Rajesh Kanojia appeared for the complainant.

Adv. Adnan Sheikh appeared for the respondent.

ORDER

(19th August, 2019)

1. The complainants are allottees in the project "**Green Shelter**", being developed by the respondents at Kurla (E), Mumbai. They have purchased a residential flat bearing No. 404 in wing 'B' admeasuring 1302 sq. ft. carpet area, in this project of redevelopment. The complainants have paid money towards the consideration value of the flat for which they has shown the receipts of payment. No agreement has been registered between the parties.
2. The complaint was heard in the presence of concerned parties. The complainants had originally booked the flat in the year 2010, and thereafter, paid the money in instalments. However, the respondent did not executed any agreement for sale. Since more than 10% of the total

consideration value has been paid it is necessary for the parties to execute the agreement for sale under Section-13 of the Real Estate (Regulation and Development) Act 2016.

3. The parties are, therefore directed, to execute the agreement for sale within a period of one month.
4. Consequently, the complaint stands disposed of.

(Dr. Vijay Satbir Singh)

Member – 1/MahaRERA

