

**BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY,  
MUMBAI  
COMPLAINT NO: SC10000250**

Mr. Ahmed Raza Khan ..... Complainant

Versus

Mr. Zuber Sable & Anr. .... Respondent

Project known as "Diamond Park Sapphire B, Khadi Machine Road, Mumbra,  
Thane (M Corp.) 400612"

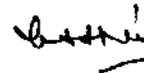
**Coram: Hon'ble Dr. Vijay Satbir Singh, Member 1**

Complainant appeared in person.  
Respondent appeared in person.

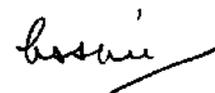
**Order**

(5 th October, 2018)

1. The complainant has filed this complaint seeking interest for the delayed possession from the respondent in the project at Diamond Park, Sapphire B.
2. This matter was heard today. During the hearing the complainant has made grievances that the respondent has taken booking in the Project known as Diamond Park, Sapphire B at Khadi Machine Road, Mumbra, Thane 400612". The Thane Municipal Corporation has granted permission for the same. however, till date he has not handed over the possession of the flat to the Complainant.
3. In the present case before going into the merits of the case the MahaRERA has to decide whether the project under reference is required to be registered with MahaRERA.



4. The respondent argued that since the slum area TDR permission was pending with the SRA, the respondent was not getting permissions for construction of additional one floor of the said project building. However, he submitted that he has applied for project registration in the MahaRERA during last week.
5. In view of the above facts the MahaRERA feels that in present case the respondent has not given any satisfactory reason for not registering the project as provided under section 3 of RERA Act, 2016.
6. Hence the the MahaRERA directs the respondent to register this project with MahaRERA by paying penalty of 2% of the project cost or 15 Lakh whichever is higher within a period of 15 days for the unregistered project.
7. On registration of this project with MahRERA the Complainant would be at liberty to file online complaint and agitate his grievances before the MahaRERA.
8. With the above directions the complaint is disposed of.



(Dr. Vijay Satbir Singh)  
**Member-I, MahaRERA**