

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

COMPLAINT No: SC10000251

Mr. Manish Panjabi

..... Complainant

Versus

Pioneer India Developers Pvt. Ltd.,

Heritage Housing Development (India) Pvt. Ltd.

..... Respondent

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

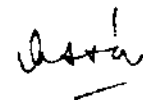
Heard the complainant in person.

Mr. Manjunath Goyady appeared for Respondent.

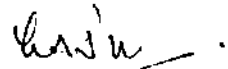
Order

(17th October, 2018)

1. The complainant has filed this complaint and argued that he has made payment for booking of a flat in the respondent's project in the year 2017 and till date the respondent has not executed agreement for sale with the complainant. The respondent further argued that he had applied for commencement certificate to concerned Competent Authority. However, the same will be issued after payment of the penalty amount and the said process is going on.
2. He further stated that he will register the project with MahaRERA as and when the commencement certificate ^{is} will be granted. He also clarified that after commencement of RERA Act 2016, he has not made any booking for the aforesaid project.



3. In view of the facts since the project has no permissions as on date which are required under the provisions of section 4 of the RERA Act, the same cannot be registered with MahaRera as on today.
4. The respondent also agreed to give an affidavit cum undertaking confirming his contention that he did not have necessary approvals and he will register the project after getting necessary permissions from the Competent Authority and that he will not make any booking so long as the said project remained unregistered.
5. Accordingly, the complaint stands disposed of.



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