

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

COMPLAINT No: SC10000538

Mr. Mehul Mehta

.....Complainant

Versus

Sadguru Enclave Private Limited

..... Respondent.

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

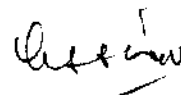
Heard Adv. Amit Kale for the complainant.

Mr. Kuntesh Chedda appeared for the Respondent.

Order


(17th October, 2018)

1. The complainant have filed this complaint seeking refund of the amount paid in the month of April 2017. Before going into the merits of this case it is important to decide whether the present project is requiring to be registered with MahaRERA under the provisions of section 3 of the RERA Act.
2. During the hearing, it was brought to the notice by the respondent that he had undertaken the residential project at Mira road and as on date, he has not received any permission from Thane Municipal Corporation and he has made only one booking prior to RERA. However, after commencement of RERA Act, he has not made any booking. The respondent further argues



that as soon as he gets the commencement certificate from Competent Authority, he will register the project with MahaRera.

3. The Respondent also agreed to give an affidavit cum undertaking confirming his contention that he did not have necessary approvals & 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.
4. In view of above fact, the complaint stands disposed of.



(Dr. Vijay Satbir Singh)

Hon'ble Member-1/MahaRERA