

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

Hearing held through hybrid mode

1. COMPLAINT NO. CC001000000050298

MAHESH RAMESH BANSOD ...COMPLAINANT

VS

1. NARESH KARDA
2. KARDA CONSTRUCTION
3. MANOJ VASANT ADAYPRABHU ...RESPONDENTS

A/W

2. COMPLAINT NO. CC001000000080358

ASHOKA INFRAWAYS LIMITED ...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU ...RESPONDENTS

A/W

3. COMPLAINT NO. CC001000000080359

ASHOKA INFRAWAYS LIMITED ...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU ...RESPONDENTS

A/W

4. COMPLAINT NO. CC001000000080360

ASHOKA INFRAWAYS LIMITED ...COMPLAINANT

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU ...RESPONDENTS

A/W

5. COMPLAINT NO. CC001000000080361

ASHOKA INFRAWAYS LIMITED ...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU ...RESPONDENTS

A/W

6. COMPLAINT NO. CC001000000080362

ASHOKA INFRAWAYS LIMITED ...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU ...RESPONDENTS

A/W

7. COMPLAINT NO. CC001000000080363

ASHOKA INFRAWAYS LIMITED ...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU

5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU ...RESPONDENTS

A/W

8. COMPLAINT NO. CC001000000080364

ASHOKA INFRAWAYS LIMITED ...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU ...RESPONDENTS

A/W

9. COMPLAINT NO. CC001000000080365

ASHOKA INFRAWAYS LIMITED ...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU ...RESPONDENTS

A/W

10. COMPLAINT NO. CC001000000080375

ASHOKA INFRAWAYS LIMITED ...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU ...RESPONDENTS

A/W

11. COMPLAINT NO. CC001000000080366

ASHOKA INFRAWAYS LIMITED

...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU

...RESPONDENTS

A/W

12. COMPLAINT NO. CC001000000080367

ASHOKA INFRAWAYS LIMITED

...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU

...RESPONDENTS

A/W

13. COMPLAINT NO. CC001000000080368

ASHOKA INFRAWAYS LIMITED

...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU

...RESPONDENTS

A/W

14. COMPLAINT NO. CC001000000080369

ASHOKA INFRAWAYS LIMITED

...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU

...RESPONDENTS

A/W

15. COMPLAINT NO. CC001000000080370

ASHOKA INFRAWAYS LIMITED

...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU

...RESPONDENTS

A/W

16. COMPLAINT NO. CC001000000080371

ASHOKA INFRAWAYS LIMITED

...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU

...RESPONDENTS

A/W

17. COMPLAINT NO. CC001000000080373

ASHOKA INFRAWAYS LIMITED

...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU

...RESPONDENTS

A/W

18. COMPLAINT NO. CC001000000080374

ASHOKA INFRAWAYS LIMITED

...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU

...RESPONDENTS

A/W

19. COMPLAINT NO. CC001000000080372

ASHOKA INFRAWAYS LIMITED

...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU

...RESPONDENTS

A/W

20. COMPLAINT NO. CC001000000080383

ASHISH ASHOK KATARIA

...COMPLAINANT

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU ...RESPONDENTS

A/W

21. COMPLAINT NO. CC001000000080384

ASHOK MOTILAL KATARIYA ...COMPLAINANT/S

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU
6. SAMEER MANOJ ADAIPRABHU ...RESPONDENTS

A/W

22. COMPLAINT NO. CC001000000080385

ASHOK MOTILAL KATARIYA ...COMPLAINANT/S

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU ...RESPONDENTS

A/W

23. COMPLAINT NO. CC001000000080386

ASHA ASHOK KATARIYA ...COMPLAINANT/S

VS

1. KBC GLOBAL LIMITED
 2. NARESH JAGUMAL KARDA
 3. MANOJ VASANT ADAIPRABHU
 4. VAISHALI MANOJ ADAIPRABHU
 5. CHAITANYA MANOJ ADAIPRABHU
 6. SAMIR MANOJ ADAIPRABHU
- ...RESPONDENTS

A/W

24. COMPLAINT NO. CC001000000080388

ASTHA ASHISH KATARIA ...COMPLAINANT/S

VS

1. KBC GLOBAL LIMITED
 2. NARESH JAGUMAL KARDA
 3. MANOJ VASANT ADAIPRABHU
 4. VAISHALI MANOJ ADAIPRABHU
 5. CHAITANYA MANOJ ADAIPRABHU
 6. SAMIR MANOJ ADAIPRABHU
- ...RESPONDENTS

A/W

25. COMPLAINT NO. CC001000000080389

SHWETA KEYUR MODI ...COMPLAINANT/S

VS

1. KBC GLOBAL LIMITED
 2. NARESH JAGUMAL KARDA
 3. MANOJ VASANT ADAIPRABHU
 4. VAISHALI MANOJ ADAIPRABHU
 5. CHAITANYA MANOJ ADAIPRABHU
 6. SAMIR MANOJ ADAIPRABHU
- ...RESPONDENTS

A/W

26. COMPLAINT NO. CC001000000080390

ASTHA ASHISH KATARIA ...COMPLAINANT/S

VS

1. KBC GLOBAL LIMITED
2. NARESH JAGUMAL KARDA
3. MANOJ VASANT ADAIPRABHU
4. VAISHALI MANOJ ADAIPRABHU
5. CHAITANYA MANOJ ADAIPRABHU

6. SAMIR MANOJ ADAIPRABHU

...RESPONDENTS

A/W

27. COMPLAINT NO. CC001000000090420

1. ANUP SUBHASHCHANDRA KATARIYA

2. SHEETAL ANUP KATARIYA

...COMPLAINANT/S

VS

1. KBC GLOBAL LIMITED

2. NARESH JAGUMAL KARDA

3. MANOJ VASANT ADAIPRABHU

4. VAISHALI MANOJ ADAIPRABHU

5. CHAITANYA MANOJ ADAIPRABHU

6. SAMIR MANOJ ADAIPRABHU

...RESPONDENTS

MAHARERA PROJECT REGISTRATION NO. P51600000534

Order

December 26th, 2025

(Date of hearing 09.10.2025 matters were reserved for order)

Coram: Manoj Saunik, Chairperson, MahaRERA

Appearance of Complainant/s	Appearance of Respondent/s
Sr. No. 1 - Absent Sr. Nos. 2 to 27 - Advocate Durgaprasad Halwai	Sr. Nos. 1 to 27- Dharan Infra-EPC Limited

1. The complainants at Sr. Nos. 1 to 27 are home buyers and allottees within the meaning of section 2 (d) of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "said Act") of Real Estate Regulatory Authority (hereinafter referred to as the "RERA") and the respondents at Sr. Nos. 1 to 27 are the promoters within the meaning of section 2 (zk) of the said Act. The respondents are registered as the promoter of the project namely "HARI VASANT" under section 5 of the said Act bearing MahaRERA Project Registration No. **P51600000534** (hereinafter referred to as the "said Project").
2. On the MahaRERA Project registration webpage the proposed completion date of the said project is mentioned as 31.12.2020, revised proposed completion date is

mentioned as 31.12.2021 and the extended date of completion is 30.09.2026. The said project has not received the occupation certificate.

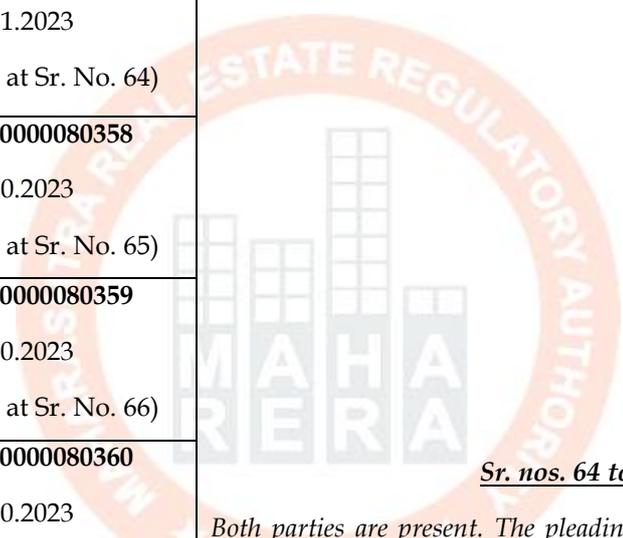
3. The complainants at Sr. Nos. 1 to 27 are seeking the following reliefs:

SR. NO	COMPLAINT NOS. / DATE OF FILING &	FLAT NOS.	RELIEF SOUGHT
1.	CC001000000050298 25.01.2023	A-702	a) Hence, I request for the compensation of 40000 per month for my rent of the existing accommodation and total interest I paid to bank along the EMI I will pay till the possession and for my mental agony till I get the said flat to me. And ask respondent to complete the project as soon as possible.
2.	CC001000000080358 12.10.2023	A-105	<p>a) That the Respondents be directed to apply for extension of the validity of the Project P51600000534 under Section 6 of RERA Act 2016, beyond 30th December 2022.</p> <p>b) That this Hon'ble Authority in exercise of powers under section 18 of the RERA 2016 direct the Respondents to pay to the Complainant, on the amounts paid to the Respondents, interest at rate of MCLR of State Bank of India + 2% (as per rule 18 of The Maharashtra Real Estate (Regulation and Development Registration of Real Estate Projects, Registration of real Estate Agents, Rate of Interest and Disclosures Rules, 2017 on website) for every month of delay from 1st July 2022 till handing over of the possession of flats;</p> <p>c) That this Hon'ble Authority may be pleased to issue orders or directions to release the charge or encumbrance of the Capri Global Capital Limited.</p> <p>d) That this Hon'ble Authority may be pleased to issue directions to Respondents to give possession of said Flats in project P51600000534 free from any encumbrances or charge, with Occupation certificate and promised amenities, within a time bound manner.</p> <p>e) That this Hon'ble Authority be pleased to direct the Respondents to clear the dues availed from Capri Global Capital Limited with respect to the Flat and to hand over the possession of the said Flats within a time bound manner free from all encumbrances and charges</p> <p>f) That this Hon'ble Authority may be pleased to issue directions to Respondents to pay penalty / compensation under section 72 of the RERA for contravention of provisions of RERA Act 2016 and for not adhering to terms of agreement for sale</p> <p>g) That this Hon'ble Authority may be pleased to blacklist the Respondents under the Provisions of RERA Act 2016</p> <p>h) For legal costs of the present Complaint &</p> <p>i) For such other and further orders as this Hon'ble Authority deems fit and proper in the nature and circumstances of the present case.</p>
3.	CC001000000080359 12.10.2023	A-106	
4.	CC001000000080360 12.10.2023	A-206	
5.	CC001000000080361 12.10.2023	A-205	
6.	CC001000000080362 12.10.2023	A-1304	
7.	CC001000000080363 12.10.2023	A-1405	
8.	CC001000000080364 12.10.2023	A-1703	
9.	CC001000000080365 12.10.2023	B-305	
10.	CC001000000080375 12.10.2023	A-1404	
11.	CC001000000080366 13.10.2023	B-306	
12.	CC001000000080367 13.10.2023	B-405	
13.	CC001000000080368 13.10.2023	B-406	
14.	CC001000000080369 13.10.2023	B-706	

15.	CC001000000080370 13.10.2023	B-1505	
16.	CC001000000080371 13.10.2023	B-1506	
17.	CC001000000080373 13.10.2023	B-1605	
18.	CC001000000080374 13.10.2023	B-1606	
19.	CC001000000080372 13.10.2023	B-1604	
20.	CC001000000080383 19.10.2023	A-1701	
21.	CC001000000080384 19.10.2023	A-1702	
22.	CC001000000080385 21.10.2023	A-1704	
23.	CC001000000080386 21.10.2023	A-1705	
24.	CC001000000080388 21.10.2023	B-1601	
25.	CC001000000080389 21.10.2023	B-1602	
26.	CC001000000080390 21.10.2023	B-1603	
27.	CC001000000090420 10.01.2024	B-301	<p>a) That this Hon'ble Authority in exercise of powers under section 18 of the RERA 2016 direct the Respondents to pay to the Complainant, on the amounts i.e. Rs. 51,95,163 i.e. Rs. Fifty-One Lacs Ninety-Five Thousand One Hundred Sixty-Three only paid to the Respondents, interest at rate of MCLR of State Bank of India + 2% (as per rule 18 of The Maharashtra Real Estate (Regulation and Development) Registration of Real Estate Projects, Registration of real Estate Agents, Rate of Interest and Disclosures Rules, 2017 on website) for every month of delay from 1st July 2022 till handing over of the possession of Flat No. B301.</p> <p>b) That the Respondents be directed to apply for extension of the validity of the Project P51600000534 under Section 6 of RERA Act 2016, beyond 30th December 2022</p> <p>c) That this Hon'ble Authority may be pleased to issue directions to Respondents to give possession of Flat No. B301 in project P51600000534 with Occupation certificate and promised amenities, within a time bound manner.</p>

			<p>d) That this Hon'ble Authority may be pleased to issue directions to Respondents to pay penalty / compensation under section 72 of the RERA for contravention of provisions of RERA Act 2016 and for not adhering to terms of agreement for sale.</p> <p>e) For legal costs of the present Complaint &</p> <p>f) For such other and further orders as this Hon'ble Authority deems fit and proper in the nature and circumstances of the present case.</p>
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4. The complaints at Sr. Nos. 1 to 27 were heard on 09.10.2025 wherein the following roznama was recorded by this Authority:

SR. NOS	COMPLAINT NOS. / DATE OF FILING	ROZNAMA REPRODUCED
1.	CC001000000050298 25.01.2023 (Was listed at Sr. No. 64)	 <p><u>Sr. nos. 64 to 90:</u></p> <p>Both parties are present. The pleadings have been completed. The parties agree to file their respective written submissions on or before 25.10.2025. They are further directed to exchange copies of the written submissions. The matters are reserved for orders from 26.10.2025.</p>
2.	CC001000000080358 12.10.2023 (Was listed at Sr. No. 65)	
3.	CC001000000080359 12.10.2023 (Was listed at Sr. No. 66)	
4.	CC001000000080360 12.10.2023 (Was listed at Sr. No. 67)	
5.	CC001000000080361 12.10.2023 (Was listed at Sr. No. 68)	
6.	CC001000000080362 12.10.2023 (Was listed at Sr. No. 69)	
7.	CC001000000080363 12.10.2023 (Was listed at Sr. No. 70)	
8.	CC001000000080364 12.10.2023	

	(Was listed at Sr. No. 71)	
9.	CC001000000080365 12.10.2023 (Was listed at Sr. No. 72)	
10.	CC001000000080375 12.10.2023 (Was listed at Sr. No. 73)	
11.	CC001000000080366 13.10.2023 (Was listed at Sr. No. 74)	
12.	CC001000000080367 13.10.2023 (Was listed at Sr. No. 75)	
13.	CC001000000080368 13.10.2023 (Was listed at Sr. No. 76)	
14.	CC001000000080369 13.10.2023 (Was listed at Sr. No. 77)	
15.	CC001000000080370 13.10.2023 (Was listed at Sr. No. 78)	
16.	CC001000000080371 13.10.2023 (Was listed at Sr. No. 79)	
17.	CC001000000080373 13.10.2023 (Was listed at Sr. No. 80)	
18.	CC001000000080374 13.10.2023 (Was listed at Sr. No. 81)	
19.	CC001000000080372 13.10.2023 (Was listed at Sr. No. 82)	

20.	CC001000000080383 19.10.2023 (Was listed at Sr. No. 83)
21.	CC001000000080384 19.10.2023 (Was listed at Sr. No. 84)
22.	CC001000000080385 21.10.2023 (Was listed at Sr. No. 85)
23.	CC001000000080386 21.10.2023 (Was listed at Sr. No. 86)
24.	CC001000000080388 21.10.2023 (Was listed at Sr. No. 87)
25.	CC001000000080389 21.10.2023 (Was listed at Sr. No. 88)
26.	CC001000000080390 21.10.2023 (Was listed at Sr. No. 89)
27.	CC001000000090420 10.01.2024 (Was listed at Sr. No. 90)

5. The brief facts of the complaints at Sr. Nos. 1 to 27 are as follows:

SR. NOS	COMPLAINT NOS./ DATE OF FILING	FLAT NO./ WING	DATE OF AFS ¹	DATE OF POSSESSION	TOTAL CONSIDERATION	RELIEF SOUGHT IN BRIEF
1.	CC00100000005029 8 25.01.2023	A-702	04.05.2019	December 2020	Rs. 52,53,000/-	Delayed possession

¹ AFS-Agreement for sale

SR. NOS	COMPLAINT NOS./ DATE OF FILING	FLAT NO./ WING	DATE OF AFS ¹	DATE OF POSSESSION	TOTAL CONSIDERATION	RELIEF SOUGHT IN BRIEF
				(as per submissions)		interest and compensation
2.	CC00100000008035 8 12.10.2023	A-105	20.06.2022	30.06.2022	Rs. 37,90,000/-	Delayed possession interest and compensation
3.	CC00100000008035 9 12.10.2023	A-106	20.06.2022	30.06.2022	Rs. 38,70,000/-	Delayed possession interest and compensation
4.	CC00100000008036 0 12.10.2023	A-206	20.06.2022	30.06.2022	Rs. 38,70,000/-	Delayed possession interest and compensation
5.	CC00100000008036 1 12.10.2023	A-205	20.06.2022	30.06.2022	Rs. 37,90,000/-	Delayed possession interest and compensation
6.	CC00100000008036 2 12.10.2023	A-1304	20.06.2022	30.06.2022	Rs. 41,40,000/-	Delayed possession interest and compensation
7.	CC00100000008036 3 12.10.2023	A-1405	20.06.2022	30.06.2022	Rs. 41,70,000/-	Delayed possession interest and compensation
8.	CC00100000008036 4 12.10.2023	A-1703	20.06.2022	30.06.2022	Rs. 61,20,000/-	Delayed possession interest and compensation
9.	CC00100000008036 5 12.10.2023	B-305 (as per submissions)	20.06.2022 (as per submissions)	30.06.2022 (as per submissions)	Rs. 37,90,000/- (as per submissions)	Delayed possession interest and compensation
10.	CC00100000008037 5 12.10.2023	A-1404	20.06.2022	30.06.2022	Rs. 41,40,000/-	Delayed possession interest and compensation
11.	CC00100000008036 6 13.10.2023	B-306	20.06.2022	30.06.2022	Rs. 38,70,000/-	Delayed possession

SR. NOS	COMPLAINT NOS./ DATE OF FILING	FLAT NO./ WING	DATE OF AFS ¹	DATE OF POSSESSION	TOTAL CONSIDERATION	RELIEF SOUGHT IN BRIEF
						interest and compensation
12.	CC00100000008036 7 13.10.2023	B-405	20.06.2022	30.06.2022	Rs. 37,90,000/-	Delayed possession interest and compensation
13.	CC00100000008036 8 13.10.2023	B-406	20.06.2022	30.06.2022	Rs. 38,70,000/-	Delayed possession interest and compensation
14.	CC00100000008036 9 13.10.2023	B-706	20.06.2022	30.06.2022	Rs. 40,65,000/-	Delayed possession interest and compensation
15.	CC00100000008037 0 13.10.2023	B-1505	20.06.2022	30.06.2022	Rs. 41,70,000/-	Delayed possession interest and compensation
16.	CC00100000008037 1 13.10.2023	B-1506	20.06.2022	30.06.2022	Rs. 42,60,000/-	Delayed possession interest and compensation
17.	CC00100000008037 3 13.10.2023	B-1605	20.06.2022	30.06.2022	Rs. 41,70,000/-	Delayed possession interest and compensation
18.	CC00100000008037 4 13.10.2023	B-1606	20.06.2022	30.06.2022	Rs. 42,60,000/-	Delayed possession interest and compensation
19.	CC00100000008037 2 13.10.2023	B-1604	20.06.2022	30.06.2022	Rs. 41,40,000/-	Delayed possession interest and compensation
20.	CC00100000008038 3 19.10.2023	A-1701	11.02.2022	30.06.2022	Rs. 81,72,000/-	Delayed possession interest and compensation
21.	CC00100000008038 4 19.10.2023	A-1702	11.02.2022	30.06.2022	Rs. 43,90,000/-	Delayed possession

SR. NOS	COMPLAINT NOS./ DATE OF FILING	FLAT NO./ WING	DATE OF AFS ¹	DATE OF POSSESSION	TOTAL CONSIDERATION	RELIEF SOUGHT IN BRIEF
						interest and compensation
22.	CC00100000008038 5 21.10.2023	A-1704	11.02.2022	30.06.2022	Rs. 42,89,000/-	Delayed possession interest and compensation
23.	CC00100000008038 6 21.10.2023	A-1705	11.02.2022	30.06.2022	Rs. 44,10,000/-	Delayed possession interest and compensation
24.	CC00100000008038 8 21.10.2023	A-1601	11.02.2022	30.06.2022	Rs.82,72,000/-	Delayed possession interest and compensation
25.	CC00100000008038 9 21.10.2023	B-1602	21.02.2022	30.06.2022	Rs 43,90,000/-	Delayed possession interest and compensation
26.	CC00100000008039 0 21.10.2023	B-1603	11.02.2022	30.06.2022	Rs. 64,36,000/-	Delayed possession interest and compensation
27.	CC00100000009042 0 10.01.2024	B-301	29.12.2020	30.06.2022	Rs. 66,43,000/-	Delayed possession interest and compensation

6. The brief and common submissions of the complainants at Sr. Nos. 1 to 27 are as follows:

SR. NOS.	COMPLAINT NOS. / DATE OF FILING	SUBMISSIONS
1.	CC001000000050298 25.01.2023	a. The complainant booked a 2 BHK flat no. A-702 in the said project developed by the respondents and executed a registered agreement for sale dated 04.05.2019 for a total consideration of Rs. 65,08,300/-, including one car parking. The complainant has paid substantial amounts towards the flat and availed a housing loan from Piramal Housing Finance Limited, with disbursements made to the respondents.

SR. NOS.	COMPLAINT NOS. / DATE OF FILING	SUBMISSIONS
		b. Despite assurances of possession by December 2020, the respondents have failed to complete construction and hand over possession of the said flat.
2.	CC00100000080358 12.10.2023	a. The complainant/allottees at Sr. Nos. 2 to 26, entered into respective agreements for sale with respondent nos. 1 and 2 for various flats in A-Wing and B-Wing of the said project between February 2022 and June 2022.
3.	CC00100000080359 12.10.2023	b. The total consideration for each flat ranged from Rs. 37,90,000/- to Rs. 82,72,000/-, with booking amounts paid and the balance to be paid at execution of sale deeds. That all agreements for sale, registered with the relevant authorities, stipulated possession on or before 30.06.2022. c. Despite compliance with all contractual formalities, the respondents failed to hand over possession within the agreed timelines.
4.	CC00100000080360 12.10.2023	d. The complainants at Sr. Nos. 2 to 26 discovered through public notices issued by Capri Global Capital Limited ("CGCL") on 24.06.2022 that the project land and several unsold flats, including the subject flats, were mortgaged in favour of CGCL pursuant to loan facilities availed by respondent nos. 1 and 2. These material facts were not disclosed at the time of execution of the agreements for sale.
5.	CC00100000080361 12.10.2023	
6.	CC00100000080362 12.10.2023	
7.	CC00100000080363 12.10.2023	e. The complainants raised objections, exchanged correspondence, and issued legal notices seeking removal of encumbrances and delivery of possession. Despite these efforts, the respondents failed to clear the charges, obtain requisite NOCs, or hand over possession of the flats, while admitting sale of multiple units and receipt of payments in the Escrow account.
8.	CC00100000080364 12.10.2023	
9.	CC00100000080365 12.10.2023	
10.	CC00100000080375 12.10.2023	f. Further the complainants submit that that the respondent at Sr. No. 2 namely Naresh Karda was personally present at the time of execution and registration of the respective agreements for sale and have admitted receipt of part consideration and the promised date of possession as 30.06.2022.
11.	CC00100000080366 13.10.2023	
12.	CC00100000080367 13.10.2023	
13.	CC00100000080368 13.10.2023	g. The complainants state that the respondents raised allegations of fabrication, misuse of signatures, and cancellation of powers of attorney,

SR. NOS.	COMPLAINT NOS. / DATE OF FILING	SUBMISSIONS
14.	CC001000000080369 13.10.2023	<p>which were denied. The complainants consistently objected to the concealment of encumbrances and delay in possession, asserting that the respondents violated their statutory obligations under the Act and contractual obligations under the agreements for sale.</p> <p>h. In view of the above, the complainants at Sr. Nos. 2 to 26 have filed the respective complaints seeking reliefs under Section 18 of the RERA Act, 2016, including interest for delayed possession, compensation for contraventions of contractual and statutory obligations, and other consequential reliefs.</p> 
15.	CC001000000080370 13.10.2023	
16.	CC001000000080371 13.10.2023	
17.	CC001000000080373 13.10.2023	
18.	CC001000000080374 13.10.2023	
19.	CC001000000080372 13.10.2023	
20.	CC001000000080383 19.10.2023	
21.	CC001000000080384 19.10.2023	
22.	CC001000000080385 21.10.2023	
23.	CC001000000080386 21.10.2023	
24.	CC001000000080388 21.10.2023	
25.	CC001000000080389 21.10.2023	
26.	CC001000000080390 21.10.2023	
27.	CC001000000090420 10.01.2024	<p>a. The complainant purchased flat no. B-301 in the project along with an enclosed balcony and two covered car parking slots, under a registered agreement for sale dated 04.01.2021 for a total consideration of Rs. 68,43,000/-.</p>

SR. NOS.	COMPLAINT NOS. / DATE OF FILING	SUBMISSIONS
		<p>b. The complainant paid booking amount, and other charges as per the agreement. As per clause 10.6 of the said agreement, possession was to be handed over on or before 30.06.2022, which has not been delivered by the respondents till date.</p> <p>c. The complainant submits that the respondents have admitted the execution and registration of the said agreement for sale, receipt of substantial part consideration. However, the respondents failed to hand over possession within the agreed timeline. It is further submitted that the respondents have suppressed material facts by creating a mortgage/charge in favour of Capri Global Capital Limited over the subject flat subsequent to execution of the agreement for sale.</p>

7. The brief and common submissions of respondent at Sr. nos. 1 to 27 are as follows

SR. NO.	COMPLAINT NO. S/ DATE OF FILING	SUBMISSIONS OF RESPONDENT
1.	CC00100000050298 25.01.2023	<p>a. The respondent submits that the complaint at Sr. No. 1 has become infructuous in view of the settlement agreement dated 09.03.2025 executed between the respondent and the allottees, including the complainant, whereby the complainant has acknowledged the construction status, consented to a revised completion schedule with an extension of 18 months, and expressly waived any claim towards delay, interest or compensation.</p> <p>b. The respondent further submits that the complainant at Sr. No. 1 is in default of payment in respect of flat no. A-702 and has failed to comply with the stage-wise payment schedule, with outstanding dues payable towards the said flat, and therefore is not entitled to seek any relief under the Act.</p> <p>c. That respondent at Sr. Nos. 2 to 27, namely M/s KBC Global formally known as (Karda Constructions Limited) entered into a joint development agreement dated 14.01.2015 with the landowners (Respondent Nos. 3 to 6) for development of the said project. That</p>
2.	CC00100000080358 12.10.2023	
3.	CC00100000080359 12.10.2023	
4.	CC00100000080360 12.10.2023	
5.	CC00100000080361 12.10.2023	
6.	CC00100000080362 12.10.2023	
7.	CC00100000080363 12.10.2023	
8.	CC00100000080364 12.10.2023	
9.	CC00100000080365 12.10.2023	
10.	CC00100000080375 12.10.2023	
11.	CC00100000080366	

	13.10.2023	<p>respective flats were booked with possession proposed by 30.06.2022. Due to COVID-19 lockdowns, construction activities were halted, causing severe financial distress. To fund the project, the respondent no. 1 availed a loan of Rs. 23 crores from Capri Global on 18.03.2021, creating a first charge on the project property.</p> <p>d. That in order to complete the stalled project, one Mr. Ashok Katariya of Ashoka Group (<i>Karta</i>) approached the respondent proposing to complete construction in exchange for the said 26 flats. Pursuant thereto, only 8 agreements for sale dated 11.02.2022 were executed at consideration lower than market price with a nominal advance of Rs. 1 lakh each which was not paid on execution.</p> <p>e. That a special power of attorney dated 22.04.2022 was executed in favour of one Mr. Dhiraj Prashant Hiran to facilitate transfer of the remaining 18 flats, which was later found to be misused. Despite the agreements, no construction was commenced. Further attempts were made by Mr. Katariya to create third-party rights, the respondent revoked the special power of attorney on 24.05.2022, thereby terminating the entire arrangement. However, after such revocation, Mr. Katariya, in collusion with the SPA holder, unauthorisedly executed 18 additional Agreements for Sale on 20.06.2022 and deposited only nominal amounts to falsely project bona fide transactions.</p> <p>f. The respondents at Sr. Nos. 1 to 27 submit that the agreements relied upon by the complainants are not independent or standalone transactions but arise from the same set of facts and circumstances, the validity and enforceability whereof are under adjudication before the <i>Ld. Civil Judge (Senior Division), Nashik in Special Civil Suit No. 31 of 2025</i>, having been allegedly executed by misuse of a special power of attorney which stood revoked prior to their execution. The said Court has already granted interim orders directing maintenance of status quo and restraining creation of third-party rights.</p> <p>g. It is submitted that the complainants have approached this Authority by suppressing material facts, including the pendency of civil and criminal proceedings and subsisting interim orders since the claims are founded</p>
12.	CC00100000080367 13.10.2023	
13.	CC00100000080368 13.10.2023	
14.	CC00100000080369 13.10.2023	
15.	CC00100000080370 13.10.2023	
16.	CC00100000080371 13.10.2023	
17.	CC00100000080373 13.10.2023	
18.	CC00100000080374 13.10.2023	
19.	CC00100000080372 13.10.2023	
20.	CC00100000080383 19.10.2023	
21.	CC00100000080384 19.10.2023	
22.	CC00100000080385 21.10.2023	
23.	CC00100000080386 21.10.2023	
24.	CC00100000080388 21.10.2023	
25.	CC00100000080389 21.10.2023	
26.	CC00100000080390 21.10.2023	
27.	CC00100000090420 10.01.2024	

		<p>on disputed, allegedly forged and void Agreements involving serious issues of fraud, authority and title, the same are beyond the scope of the summary jurisdiction of this Authority under the Act.</p> <p>h. The respondents have specifically contended that the complainants are in default of their contractual obligations, including failure to adhere to the stage-wise payment schedule, and a defaulting allottee is not entitled to claim relief under the Act.</p>
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8. From the above facts and submissions mentioned herein the issue before this Authority for adjudication is that *whether the complainants at Sr. No. 1 to 27 are entitled to seek reliefs under the said Act?*

9. Before answering the issue framed hereinabove at para no. 8 herein the following observations are noteworthy:

- A. It is observed that the complainant at Sr. No. 1 has not placed on record sufficient documentary material to substantiate the claims made in the present complaint. In particular, the complainant has uploaded an incomplete copy of the agreement for sale. Though the complainant at Sr. No. 1 has placed on record a statement of accounts reflecting loan disbursement details in respect of the said flat.
- B. It is further observed that the complainant at Sr. No. 9 has failed to place on record the agreement for sale to establish the agreed date of possession. In the absence of any cogent documentary material, the date of possession cannot be ascertained, as the complainant has relied solely on averments made in the complaint.
- C. It is noted that the respondent/promoter has contended that the complainant, namely Ashoka Infra, was required to develop all the units/flats in the project in exchange for the said 26 flats as consideration. However, upon perusal of the agreements for sale placed on record, it is observed that the said agreements are tripartite agreements executed between the respondent/promoter, namely Karda Constructions, the landowners, and the respective complainants. It is further observed that the complainants have executed the said agreements in

the capacity of *allottees* of the subject flats, and the agreements clearly evidence an allotment under the Act.

- D. It is also noted that the clause 11.1 of the said agreements records a general consent granted by the allottees to the promoters for construction and development of the project. The said clause does not confer exclusive rights upon the complainant, namely Ashoka Infra, to develop or construct all units/flats in the project. Accordingly, the contention of the respondent in its submissions that Ashoka Infra was entitled to develop all units/flats in the project stands invalidated.
- E. It is observed that the respondent/promoter had availed a loan of Rs. 23 Crores from Capri Global Company Limited on 18.03.2021, thereby creating a first charge on the said project. However, the existence of the said charge has not been disclosed in the agreements for sale.
- F. It is pertinent to note that a special power of attorney dated 09.05.2022 was executed in favour of one Mr. Dhiraj Prashant Hiran for the limited purpose of execution and registration of documents before the office of the Sub-Registrar. The respondent/promoter has alleged that the said SPA² was fraudulently created and that, on the basis thereof, the said SPA holder, in collusion with the complainant namely Ashoka Infra, executed as many as 18 agreements for sale, which according to the respondent/promoter are fraudulent and fabricated. On this premise, it is observed that the respondent has addressed letters dated 23.05.2022 to the said SPA office of the Sub-Registrar seeking cancellation of the said special power of attorney, and that the agreements for sale were executed subsequent to the issuance of the said letter.
- G. However, upon perusal of the said agreements for sale placed on record, it is noted that the agreements have been executed in the name of the respondent/promoter. The execution pages of the said agreements clearly bear the signatures and thumb impressions of the respondent, and not of the alleged SPA holder. There is nothing on record to indicate that the said agreements for sale were executed by Mr. Dhiraj Hiran acting as a power of attorney holder.

² Special Power of Attorney

On the contrary, the documents prima facie demonstrates direct execution by the respondent/promoter.

- H. Further, it is observed that apart from making vague allegations of fraud and collusion, the respondent/promoter has failed to place on record any cogent, credible, or corroborative material, to establish that the SPA was fraudulent or that the agreements for sale were fabricated.
 - I. It is observed that a Special Civil Suit bearing No. 31 of 2025 in respect of the said project is pending before the District Court, wherein an interim order dated 10.01.2025 has been passed directing the parties to maintain status quo till further orders. It is noted that the said status quo order continues to remain in force and has not been set aside. As a result, the respondent/promoter is restrained from proceeding further with the project during the subsistence of the said interim order. Such restraint is beyond the control of the respondent and squarely falls within the ambit of a force majeure circumstance. Accordingly, interest for delay in handing over possession cannot be granted for the period commencing from 10.01.2025 and so long as the status quo order remains in force.
 - J. In the case of the complainant at Sr. No. 27, it is observed that the respondent/promoter has alleged that the complainant is a defaulter under the stage-wise payment schedule. It is stated that the project has achieved approximately 68% completion, pursuant to which an amount of Rs. 1,10,402/- became payable by the complainant, and that despite issuance of an instalment letter dated 26.06.2025, the said amount was not paid. However, upon perusal of the documents placed on record, it is noted that although the respondent has produced a copy of the instalment letter, the same is illegible. Further, the record reflects that payments have in fact been made by the complainant, and the respondent/promoter has issued payment receipts in respect thereof.
10. With regard to the complaint at **Sr. No. 1**, it is observed that the complainant has failed to place on record a complete and relevant copy of the agreement for sale, particularly the clause specifying the agreed date of possession. Further, in the case

of the complainant at **Sr. No. 9**, it is noted that the complainant has failed to place on record the agreement for sale. In the absence of the complete agreements for sale, the Authority is unable to ascertain the date from which interest is to be calculated. Accordingly, the material placed on record is insufficient and does not constitute conclusive evidence for grant of interest. Hence, at this juncture due to the negligent and lackadaisical approach of the parties towards the adjudication process, the Authority's attempt to adjudicate and decide the complaints on merits is frustrated owing to lack of sufficient evidence.

11. In view of the above, this Authority is of the opinion that the allegations raised by the respondent/promoter regarding fraudulent execution of the agreements for sale in case of the complainants at **Sr. Nos. 2 to 8 and 10 to 19** on the basis of the special power of attorney are not supported by any material on record. Accordingly, the respondent's claim in this regard remains unsubstantiated. Mere issuance of letters seeking cancellation of the SPA, addressed to the Sub-Registrar as well as to the alleged power of attorney holder, by itself does not lend credibility to the serious allegations raised, particularly when the agreements for sale on record prima facie demonstrates execution by the respondent/promoter.
12. Moving ahead to answer the issue framed at **paragraph no. 8** herein pertaining to reliefs claimed by complainants at **Sr. Nos. 2 to 8 and 10 to 27** under section 18 of the RERA Act on account of delay in handover of possession. Upon perusal of section 18 the essentials to seek relief under section 18 are:
 - A. Failure of promoter to give possession in accordance with the terms of the contract between the Parties (such as Booking Form, Allotment Letter, Agreement for Sale, etc. and within the date specified in the contract between the Parties.
 - B. Inability of the Promoter to complete the said Project.
13. Further the provisions of section 18 are clear that if the promoter fails to handover possession by the agreed date, the respondent shall be liable to pay interest to the

allottees, and this provision does not provide for any waiver or disclaimer or exception or force majeure event happening. It is an absolute provision. It is clear that remedy under the section 18 is available to the allottees only after the promised date of possession/completion is expired and not before and hence to determine the issue at hand it is paramount to examine the material placed on record to discover the date of completion/date of possession as was agreed between the parties herein.

14. Further from the records it is observed that the said project is still not complete as no occupancy certificate or completion certificate pertaining to the subject flats has not been uploaded by the promoter-respondent on the MahaRERA said project registration webpage. Thus, there is a delay on part of the respondent regarding the handover of possession of the subject flat to the complainant with occupancy certificate in terms of the date of possession mentioned in the agreement.
15. The complainants at **Sr. Nos. 2 to 8 and 10 to 27** have placed on record their registered agreements, each specifying the possession date for the respective flats. These dates, as tabulated below, shall be considered as the basis for calculating interest. In view of the Special Civil Suit bearing No. 31 of 2025, wherein an interim order dated 10.01.2025 has been passed directing the parties to maintain *status quo* till further orders. Therefore, interest for delay to the allottees is liable to be considered only up to 09.01.2025, i.e., the date preceding the status quo order.

SR. NOS.	COMPLAINT NO. & DATE OF FILING	DATE OF POSSESSION AS PER AFS	INTEREST TO BE PAID FROM	INTEREST TO BE PAID TILL
2.	CC00100000080358 12.10.2023	30.06.2022	01.07.2022	09.01.2025
3.	CC00100000080359 12.10.2023	30.06.2022	01.07.2022	09.01.2025
4.	CC00100000080360 12.10.2023	30.06.2022	01.07.2022	09.01.2025
5.	CC00100000080361 12.10.2023	30.06.2022	01.07.2022	09.01.2025
6.	CC00100000080362 12.10.2023	30.06.2022	01.07.2022	09.01.2025
7.	CC00100000080363 12.10.2023	30.06.2022	01.07.2022	09.01.2025
8.	CC00100000080364 12.10.2023	30.06.2022	01.07.2022	09.01.2025

SR. NOS.	COMPLAINT NO. & DATE OF FILING	DATE OF POSSESSION AS PER AFS	INTEREST TO BE PAID FROM	INTEREST TO BE PAID TILL
10.	CC00100000080375 12.10.2023	30.06.2022	01.07.2022	09.01.2025
11.	CC00100000080366 13.10.2023	30.06.2022	01.07.2022	09.01.2025
12.	CC00100000080367 13.10.2023	30.06.2022	01.07.2022	09.01.2025
13.	CC00100000080368 13.10.2023	30.06.2022	01.07.2022	09.01.2025
14.	CC00100000080369 13.10.2023	30.06.2022	01.07.2022	09.01.2025
15.	CC00100000080370 13.10.2023	30.06.2022	01.07.2022	09.01.2025
16.	CC00100000080371 13.10.2023	30.06.2022	01.07.2022	09.01.2025
17.	CC00100000080373 13.10.2023	30.06.2022	01.07.2022	09.01.2025
18.	CC00100000080374 13.10.2023	30.06.2022	01.07.2022	09.01.2025
19.	CC00100000080372 13.10.2023	30.06.2022	01.07.2022	09.01.2025
20.	CC00100000080383 19.10.2023	30.06.2022	01.07.2022	09.01.2025
21.	CC00100000080384 19.10.2023	30.06.2022	01.07.2022	09.01.2025
22.	CC00100000080385 21.10.2023	30.06.2022	01.07.2022	09.01.2025
23.	CC00100000080386 21.10.2023	30.06.2022	01.07.2022	09.01.2025
24.	CC00100000080388 21.10.2023	30.06.2022	01.07.2022	09.01.2025
25.	CC00100000080389 21.10.2023	30.06.2022	01.07.2022	09.01.2025
26.	CC00100000080390 21.10.2023	30.06.2022	01.07.2022	09.01.2025
27.	CC00100000090420 10.01.2024	30.06.2022	01.07.2022	09.01.2025

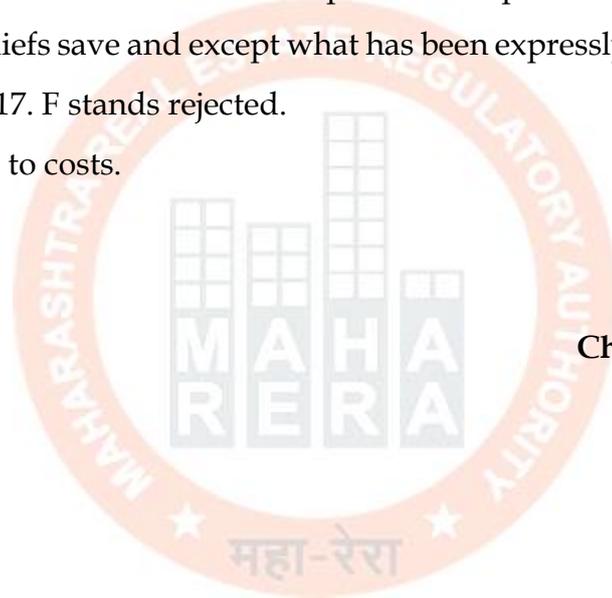
16. Therefore, after considering the aforementioned observations, provisions of the Act, facts of the case, submissions of the parties and the materials placed on record by both the parties, the Authority hereby concludes that the respondent has failed to handover possession along with occupancy certificate by the agreed date of possession as per the terms and conditions of the respective agreements for sale and the complainants at **Sr. Nos. 2 to 8 and 10 to 27** are entitled to claim interest for delayed possession on the total amount paid to the respondents (excluding amounts

paid towards taxes and other charges such as stamp duty, registration fees and such other amounts paid to statutory authorities) from the date as specifically mentioned below at the rate as prescribed under Rule 18 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules 2017. Thus, **the issue framed at para-No. 8 with regard to complaints at Sr. Nos. 2 to 8 and 10 to 27 answered in the affirmative and with regard to complaints at Sr. Nos. 1 and 9 is answered in the negative.**

FINAL ORDER

17. Therefore, after considering the aforementioned observations and provisions of the Act, the materials placed on record, the facts of the case and submissions made by the parties, the Authority passes the following order:
- A. The captioned complaint at **Sr. Nos. 1 and 9 are dismissed** for the reasons mentioned specifically hereinabove at **paragraph no. 10**.
 - B. The captioned complaints at **Sr. Nos. 2 to 8 and 10 to 27 are allowed**.
 - C. With respect to complaints at **Sr. No. 27** the respondent promoter is **entitled** to claim the benefit of "moratorium period" as mentioned in the Notification/Order No. 21 of MahaRERA. The moratorium period shall be deducted from the total period for which interest is payable.
 - D. The complainants at **Sr. Nos. 2 to 8 and 10 to 27** are entitled to claim interest for delay in handover of possession on the total amount paid to the respondent (*excluding amounts paid towards taxes and other charges such as stamp duty, registration fees and such other amounts paid to statutory authorities*) for the period specifically mentioned herein in the table at **paragraph No. 15** plus the period from the day when the interim order dated 10.01.2025 is vacated and till the date of actual handover of possession with occupancy certificate, at the rate as prescribed *under Rule 18 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest and Disclosures on Website) Rules 2017*.

- E. The total arrears of interest accrued, shall be set off /adjusted against any outstanding dues required to be paid by the complainants towards the cost of the subject flat in terms of the agreement if any, and the remaining amount shall be paid by the respondent in two monthly instalments to the complainants within **sixty days** from the date of this order. Further any interest accruing up to date of actual handover of possession subsequent to payment of above to be paid in one instalment within **thirty days** of actual handover of possession with occupancy certificate.
- F. The complainants at **Sr. Nos. 2 to 8 and 10 to 27** are at liberty to approach the Adjudicating Officer, MahaRERA vide a fresh application for the limited purpose of determination and computation of quantum of compensation.
- G. All other reliefs save and except what has been expressly granted herein in para no 17. A to 17. F stands rejected.
- H. No order as to costs.



Manoj Saunik
Chairperson, MahaRERA