



complete the pending work from their own resources. He further submitted that the structure of the building is almost ready and only finishing work is left out. The association along with land owner want to complete the pending work in the building. He further submitted that Flat No. 406 is unsold and the association wants permission to sell the unsold flat and the money received from the said flat can be utilized in the building work. The association has written in their affidavit that if any cancellation made out, they will take the liability to refund the amount.

The M.D. of the respondent company submitted that all the works have been completed save and except the finishing work. He is ready to complete the remaining work if the allottees cooperate in the construction work. He is also ready to issue no objection in favor of the allottees or the association with certain terms to complete the work.

Learned counsel for the land owner submitted that the association is formed and only interior work is left. They have not sold the flats of their share. He further submitted that they have no objection if the building is constructed through the association.

In the light of submissions made by the parties and documents placed, the Bench takes the notes that Project Keshav Enclave application for registration has been rejected by the Authority on 25-09-2021. Hence, considering that the project is not registered with the Authority, the Authority could not entertain the prayer of association of allottees as well as of landowner and respondent to pass appropriate order under section 8 of the RERA Act, 2016.

However, the parties are at liberty to apply for registration of project afresh with revalidated map and they may mutually decide the future course of development of the project.

With the above observation, this complaint petition is disposed of.

**Sd/-**

**Nupur Banerjee  
Member**