

AT006-53079, 52641, 53159, 53087, 53089, 52851, 52857, 52874, 52876, 52879, 52881,  
52883, 52885, 52886, 52982, 53090, 53094, 53104, 53126, 53127, 53128,  
53134, 53138, 53140, 53141, 53142, 53143, 53147, 53148, 53150, 53151, 53153,  
53155, 53184, 53376, 53377, 53113, 52873, 53125

**BEFORE THE MAHARASHTRA REAL ESTATE  
APPELLATE TRIBUNAL, MUMBAI**

**25] MISC. APPLICATION NO. 150/22  
(Urgent Disposal)**

**MISC. APPLICATION NO. 191/22  
(Amendment)**

**IN**

**APPEAL NO. AT006000000053079 OF 2021**

CCI Projects Pvt. Ltd.

.. Appellant

-VS-

Ramesh S. Singh

.. Respondent

**ALONGWITH**

**26] MISC. APPLICATION NO. 133/22  
(Urgent Disposal)**

**MISC. APPLICATION NO. 186/22  
(Amendment)**

**IN**

**APPEAL NO. AT006000000052641 OF 2021**

CCI Projects Pvt. Ltd.

.. Appellant

-VS-

Nagma Affan Khan & Ors.

.. Respondent

**27] MISC. APPLICATION NO. 184/22  
(Amendment)**

**IN**

**APPEAL NO. AT006000000053159 OF 2021**

CCI Projects Pvt. Ltd.

.. Appellant

-VS-

Namita Ostwal & Ors.

.. Respondents

AT006-53079, 52641, 53159, 53087, 53089, 52851, 52857, 52874, 52876, 52879, 52881, 52883, 52885, 52886, 52982, 53090, 53094, 53104, 53126, 53127, 53128, 53134, 53138, 53140, 53141, 53142, 53143, 53147, 53148, 53150, 53151, 53153, 53155, 53184, 53376, 53377, 53113, 52873, 53125

**ALONGWITH**  
**28] MISC. APPLICATION NO. 140/22**  
**(Urgent Disposal)**  
**MISC. APPLICATION NO. 193/22**  
**(Amendment)**  
**IN**  
**APPEAL NO. AT006000000053087 OF 2021**

|                        |                |
|------------------------|----------------|
| CCI Projects Pvt. Ltd. | .. Appellant   |
| -VS-                   |                |
| Rachana Natani & Anr.  | .. Respondents |

**29] MISC. APPLICATION NO. 105/22**  
**(Urgent Disposal)**  
**MISC. APPLICATION NO. 202/22**  
**(Amendment)**  
**IN**  
**APPEAL NO. AT006000000053089 OF 2021**

|                        |               |
|------------------------|---------------|
| CCI Projects Pvt. Ltd. | .. Appellant  |
| -VS-                   |               |
| Satya Natani           | .. Respondent |

**ALONGWITH**  
**30] MISC. APPLICATION NO. 195/22**  
**(Amendment)**  
**IN**  
**APPEAL NO. AT006000000052851 OF 2021**

|                        |               |
|------------------------|---------------|
| CCI Projects Pvt. Ltd. | .. Appellant  |
| -VS-                   |               |
| Anikumar Gupta         | .. Respondent |

**ALONGWITH**



AT006-53079, 52641, 53159, 53087, 53089, 52851, 52857, 52874, 52876, 52879, 52881,  
52883, 52885, 52886, 52982, 53090, 53094, 53104, 53126, 53127, 53128,  
53134, 53138, 53140, 53141, 53142, 53143, 53147, 53148, 53150, 53151, 53153,  
53155, 53184, 53376, 53377, 53113, 52873, 53125

**31] APPEAL NO. AT006000000052857 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant  
-VS-  
Dinesh N. Daphale .. Respondent

**ALONGWITH**

**32] APPEAL NO. AT006000000052874 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant  
-VS-  
Narendra Daga .. Respondent

**ALONGWITH**

**33] APPEAL NO. AT006000000052876 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant  
-VS-  
Neha Padwal and Anr. .. Respondents

**ALONGWITH**

**34] APPEAL NO. AT006000000052879 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant  
-VS-  
Pushkaraj Guhagarkar .. Respondent

**ALONGWITH**

**35] APPEAL NO. AT006000000052881 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant  
-VS-  
Sandeep Jain .. Respondent

*Sandeep Jain*

AT006-53079, 52641, 53159, 53087, 53089, 52851, 52857, 52874, 52876, 52879, 52881, 52883, 52885, 52886, 52982, 53090, 53094, 53104, 53126, 53127, 53128, 53134, 53138, 53140, 53141, 53142, 53143, 53147, 53148, 53150, 53151, 53153, 53155, 53184, 53376, 53377, 53113, 52873, 53125

**ALONGWITH**  
**36] APPEAL NO. AT006000000052883 OF 2021**

|                        |               |
|------------------------|---------------|
| CCI Projects Pvt. Ltd. | .. Appellant  |
| -VS-                   |               |
| Siddharth Mehra        | .. Respondent |

**ALONGWITH**  
**37] MISC. APPLICATION NO. 198/22**  
**(Amendment)**  
**IN**  
**APPEAL NO. AT006000000052885 OF 2021**

|                        |               |
|------------------------|---------------|
| CCI Projects Pvt. Ltd. | .. Appellant  |
| -VS-                   |               |
| Vaishali Raje          | .. Respondent |

**ALONGWITH**  
**38] APPEAL NO. AT006000000052886 OF 2021**

|                        |               |
|------------------------|---------------|
| CCI Projects Pvt. Ltd. | .. Appellant  |
| -VS-                   |               |
| Vijaya Bhartia         | .. Respondent |

**ALONGWITH**  
**39] MISC. APPLICATION NO. 175/22**  
**(Amendment)**  
**IN**  
**APPEAL NO. AT006000000052982 OF 2021**

|                        |               |
|------------------------|---------------|
| CCI Projects Pvt. Ltd. | .. Appellant  |
| -VS-                   |               |
| Yogesh Kulkarni        | .. Respondent |



AT006-53079, 52641, 53159, 53087, 53089, 52851, 52857, 52874, 52876, 52879, 52881, 52883, 52885, 52886, 52982, 53090, 53094, 53104, 53126, 53127, 53128, 53134, 53138, 53140, 53141, 53142, 53143, 53147, 53148, 53150, 53151, 53153, 53155, 53184, 53376, 53377, 53113, 52873, 53125

**40] ALONGWITH  
MISC. APPLICATION NO. 207/22  
(Amendment)  
IN  
APPEAL NO. AT00600000053090 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant  
-VS-  
Sandhya Bahera & Anr. .. Respondents

**41] ALONGWITH  
MISC. APPLICATION NO. 170/22  
(Amendment)  
IN  
APPEAL NO. AT00600000053094 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant

-VS-

Hemant Kadam .. Respondent

**43] ALONGWITH  
APPEAL NO. AT00600000053104 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant

-VS-

Prasannakumari Menon .. Respondent

**44] ALONGWITH  
MISC. APPLICATION NO. 210/22  
(Amendment)  
APPEAL NO. AT00600000053126 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant

-VS-

Nahid A. Parkar



.. Respondent

AT006-53079, 52641, 53159, 53087, 53089, 52851, 52857, 52874, 52876, 52879, 52881, 52883, 52885, 52886, 52982, 53090, 53094, 53104, 53126, 53127, 53128, 53134, 53138, 53140, 53141, 53142, 53143, 53147, 53148, 53150, 53151, 53153, 53155, 53184, 53376, 53377, 53113, 52873, 53125

**ALONGWITH**  
**45] MISC. APPLICATION NO. 182/22**  
**(Amendment)**  
**IN**  
**APPEAL NO. AT006000000053127 OF 2021**

|                        |               |
|------------------------|---------------|
| CCI Projects Pvt. Ltd. | .. Appellant  |
| -VS-                   |               |
| Nikhil Ashar           | .. Respondent |

**ALONGWITH**

**46] APPEAL NO. AT006000000053128 OF 2021**

|                        |               |
|------------------------|---------------|
| CCI Projects Pvt. Ltd. | .. Appellant  |
| -VS-                   |               |
| Prakash Patil          | .. Respondent |

**ALONGWITH**

**47] APPEAL NO. AT006000000053134 OF 2021**

|                        |               |
|------------------------|---------------|
| CCI Projects Pvt. Ltd. | .. Appellant  |
| -VS-                   |               |
| Paresh N. Kadam        | .. Respondent |

**ALONGWITH**

**48] APPEAL NO. AT006000000053138 OF 2021**

|                         |                |
|-------------------------|----------------|
| CCI Projects Pvt. Ltd.  | .. Appellant   |
| -VS-                    |                |
| Hemant A. Nawale & Anr. | .. Respondents |

**ALONGWITH**

**49] MISC. APPLICATION NO. 201/22**  
**(Amendment)**  
**IN**  
**APPEAL NO. AT006000000053140 OF 2021**

|                        |               |
|------------------------|---------------|
| CCI Projects Pvt. Ltd. | .. Appellant  |
| -VS-                   |               |
| Siddharth Pati         | .. Respondent |



AT006-53079, 52641, 53159, 53087, 53089, 52851, 52857, 52874, 52876, 52879, 52881, 52883, 52885, 52886, 52982, 53090, 53094, 53104, 53126, 53127, 53128, 53134, 53138, 53140, 53141, 53142, 53143, 53147, 53148, 53150, 53151, 53153, 53155, 53184, 53376, 53377, 53113, 52873, 53125

**ALONGWITH**

**50] APPEAL NO. AT006000000053141 OF 2021**

CCI Projects Pvt. Ltd.

.. Appellant

-VS-

Archana P. Jain

.. Respondent

**ALONGWITH**

**51] MISC. APPLICATION NO. 196/22  
(Amendment)**

**IN**

**APPEAL NO. AT006000000053142 OF 2021**

CCI Projects Pvt. Ltd.

.. Appellant

-VS-

Asha Oza & Anr.

.. Respondent

**ALONGWITH**

**52] MISC. APPLICATION NO. 112/22  
(Urgent Disposal)**

**MISC. APPLICATION NO. 189/22  
(Amendment)**

**IN**

**APPEAL NO. AT006000000053143 OF 2021**

CCI Projects Pvt. Ltd.

.. Appellant

-VS-

Chetan Bafna

.. Respondent

**ALONGWITH**

**54] MISC. APPLICATION NO. 254/22  
(Amendment)**

**IN**

**APPEAL NO. AT006000000053147 OF 2021**

CCI Projects Pvt. Ltd.

.. Appellant

-VS-

Jagdish Devaediga

.. Respondent

**ALONGWITH**



AT006-53079, 52641, 53159, 53087, 53089, 52851, 52857, 52874, 52876, 52879, 52881, 52883, 52885, 52886, 52982, 53090, 53094, 53104, 53126, 53127, 53128, 53134, 53138, 53140, 53141, 53142, 53143, 53147, 53148, 53150, 53151, 53153, 53155, 53184, 53376, 53377, 53113, 52873, 53125

**55] MISC. APPLICATION NO. 173/22  
(Amendment)  
IN  
APPEAL NO. AT006000000053148 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant  
-VS-  
Dipankar Sanyal & Anr. .. Respondents

**ALONGWITH  
56] MISC. APPLICATION NO. 181/22  
(Amendment)  
IN  
APPEAL NO. AT006000000053150 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant  
-VS-  
Parag Bhavsar & Anr. .. Respondents

**ALONGWITH  
57] APPEAL NO. AT006000000053151 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant  
-VS-  
Paras B. Patel & Anr. .. Respondent

**ALONGWITH  
58] APPEAL NO. AT006000000053153 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant  
-VS-  
Shakuntala Jain .. Respondent

*Sgester*

AT006-53079, 52641, 53159, 53087, 53089, 52851, 52857, 52874, 52876, 52879, 52881, 52883, 52885, 52886, 52982, 53090, 53094, 53104, 53126, 53127, 53128, 53134, 53138, 53140, 53141, 53142, 53143, 53147, 53148, 53150, 53151, 53153, 53155, 53184, 53376, 53377, 53113, 52873, 53125

**ALONGWITH**

**59] APPEAL NO. AT006000000053155 OF 2021**  
CCI Projects Pvt. Ltd. .. Appellant

-VS-

Suhag Desai & Ors. .. Respondents

**ALONGWITH**

**60] MISC. APPLICATION NO. 197/22**  
**(Amendment)**  
**IN**  
**APPEAL NO. AT006000000053184 OF 2021**  
CCI Projects Pvt. Ltd. .. Appellant

-VS-

Vaibhav Adyalkar .. Respondent

**ALONGWITH**

**61] MISC. APPLICATION NO. 171/22**  
**(Amendment)**  
**IN**  
**APPEAL NO. AT006000000053376 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant

-VS-

Kapil Sharma & Anr. .. Respondents

**ALONGWITH**

**62] MISC. APPLICATION NO. 204/22**  
**(Amendment)**  
**IN**  
**APPEAL NO. AT006000000053377 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant

-VS-

Malati Kelkar

.. Respondent



AT006-53079, 52641, 53159, 53087, 53089, 52851, 52857, 52874, 52876, 52879, 52881, 52883, 52885, 52886, 52982, 53090, 53094, 53104, 53126, 53127, 53128, 53134, 53138, 53140, 53141, 53142, 53143, 53147, 53148, 53150, 53151, 53153, 53155, 53184, 53376, 53377, 53113, 52873, 53125

**ALONGWITH**

**63] MISC. APPLICATION NO. 203/22  
(Amendment)**

**IN**

**APPEAL NO. AT006000000053113 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant

-VS-

Adesh Gupta & Anr. .. Respondents

**ALONGWITH**

**64] MISC. APPLICATION NO. 381/23  
(Dismissal of Appeal)**

**MISC. APPLICATION NO. 559/23  
(Withdrawal of Amt.)**

**IN**

**APPEAL NO. AT006000000052873 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant

-VS-

Paresh Bhavsar .. Respondent

**ALONGWITH**

**65] MISC. APPLICATION NO. 382/23  
(Dismissal of Appeal)**

**IN**

**APPEAL NO. AT006000000053125 OF 2021**

CCI Projects Pvt. Ltd. .. Appellant

-VS-

Anjum Qazi .. Respondent

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*Adv. Mr. Abir Patel for Appellant (Sr. Nos. 25 to 41, 43 to 52, 54 to 65)*

*Adv. Mr. Rikky Dedhia for Respondent (Sr. No. 27)*

*Adv. Ms. Namrata Solank for Respondent (Sr. Nos. 28 to 41, 43 to 52, 54 to 62)*

*None for Respondent (Sr. No. 63)*

*Adv. Ms. Pooja Idgar for Respondent (Sr. Nos. 64 & 65)*

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*Sgupta*

AT006-53079, 52641, 53159, 53087, 53089, 52851, 52857, 52874, 52876, 52879, 52881, 52883, 52885, 52886, 52982, 53090, 53094, 53104, 53126, 53127, 53128, 53134, 53138, 53140, 53141, 53142, 53143, 53147, 53148, 53150, 53151, 53153, 53155, 53184, 53376, 53377, 53113, 52873, 53125

**CORAM : SHRIRAM R. JAGTAP, MEMBER (J) &  
DR. K. SHIVAJI, MEMBER (A)**

**DATE : 21<sup>st</sup> December, 2023**

**(THROUGH VIDEO CONFERENCING)**

Advocate Mr. Abir Patel for Appellant submits that he has filed written submissions with regard to the compliance of proviso to Section 43(5) of RERA. He further submits that the Appellant has deposited amount and by calculating the interest from the date of possession till the offer of possession. However, learned Advocate Ms. Namrata Solanki and Advocate Ms. Pooja Idgar submit that the Promoter has considered the moratorium period though Order is silent on this point. Apart from this, the Promoter has wrongly calculated the interest as the impugned Order says that the Promoter shall pay interest to the Allottees from the date of deposit till the date of possession.

2] Considering the controversy between the parties with regard to compliance of proviso to Section 43(5) of RERA, the parties are directed to calculate the interest till the date of offer of possession and file their calculations in tabular form.

3] Parties are directed to submit the compliance report on or before the next date and exchange the copies thereof to each other well before the next date.

4] Stand over to 1<sup>st</sup> March, 2024 for compliance of proviso to Section 43(5) of RERA.

  
**(DR. K. SHIVAJI)**

MBT/

  
**(SHRIRAM R. JAGTAP)**