

"MahaRera Appellate Tribunal has now held the, upon exit from the project, the Promoter needs to refund entire amount to allottee including

- Flat consideration
- Stamp Duty
- Registration charges
- Taxes
- Incidental expenses

Earlier it was only Flat consideration...

Also Bank has to refund all PreEMIs and home loan related costs and expenses to the Allottee on exiting the project.

MahaRera Appellate Tribunal in its verdict Hemant Pradip Mehta vs Ekta Parksville Homes Pvt Ltd dated 17 Feb 2025 has laid the following propositions:

- 1.Allottees are entitled to refund of the entire amounts(Stamp Duty, Registration fee, taxes, statutory payments together was well as incidental expenses) paid by Allottee to the Promoter
- 2.Promoter directed to reimburse the entire amounts spent by allottees from the date of receipt of payments up to the date of actual realization.
- 3.Bank to reimburse the actual expenses incurred towards Pre-EMIs and other loan settlement amounts paid to it towards purchase of the Flat along with interest from the date of receipt of payments up to the date of actual realization.
- 4.In case of failure to comply with above directions, MahaREAT further granted interest on interest on the total amount due at specified rate from 01.04.2025 till complete realization of these amounts."