

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

**Complaint No. CC00600000057418**

Mrs. Renuka Sudheer

.... Complainant

**Versus**

Mr. Shahaji Baba Javir

.... Respondent

Project Registration No. P51700004830

**Coram: Dr. Vijay Satbir Singh, Hon'ble Member – 1/MahaRERA**

Adv. Prasanna Namboalin appeared for the complainant.

Adv. Krutika Patil appeared for the respondent

**ORDER**

(9<sup>th</sup> December, 2019)

1. The complainant above has filed this complaint seeking directions to the respondent for reliefs under various sections of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as "RERA") in respect of booking of her unit in the project being developed by the respondent.
2. This complaint was heard on the dates fixed for hearing and was heard finally on 4<sup>th</sup> November 2019. During the hearing and thereafter, it was noticed that according to the information available on the MahaRERA website, the validity period of the said project has already been lapsed on 30-06-2019. Further, the respondent has not uploaded form- 4 with occupancy certificate on MahaRERA website, which is the mandatory compliance of RERA.
3. The promoter of such a project should apply to MahaRERA for extension of the project. He should also form an association of allottees and share project related information with them. If the promoter is unable to complete the project, then the association can contemplate action under sections- 7 & 8 of RERA.
4. In view of the above facts, the respondent is directed to approach MahaRERA for extension of the project period or take any other action to revive the project giving a definite timeline for its completion. The respondent is further directed to enable the formation of association of allottees, as per section-11(4)(e) of

RERA, share the contact details of all allottees with the complainants and other allottees. Further, the respondent is also directed to upload the Annual Audit Report of Statutory CA - Form 5 for Financial Year 2017-2018 and Financial Year 2018-2019. The registration bench of MahaRERA can also take appropriate action under sections 7 & 8 or other provision of RERA.

5. With these directions, the complaint stands disposed of with the liberty to the complainant to approach MahaRERA for redressal of their grievances after the project is revived.



(Dr. Vijay Satbir Singh)  
**Member – 1/MahaRERA**

