

BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MUMBAI

1. COMPLAINT NO: SC10000779  
Neeraj Sehgal
2. COMPLAINT NO: SC10000777  
Manish Rajan
3. COMPLAINT NO: SC10000778  
Sanjay Saini
4. COMPLAINT NO: SC10000897  
N. Gopalkrishnan Nair

... Complainants

Versus

Ocean Seven Buildtech Pvt. Ltd

... Respondent

**Corum:** Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainant nos. 1 to 3 was represented by Mr. R. S. Mehrotra, Adv.

Complainant no. 4 was represented by Ms. Dimple Chavan, Adv.

Respondent was represented by Mr. Vishal Vaidya, Adv. (i/b Mr. Anand T Bhoutik).

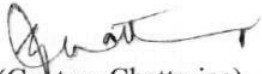
**Order**

May 06, 2019

1. The present complaint is pertaining to a proposed project, named Amchee Mumbai, situated at Neral, Karjat having CTS No. Plot No. 85 in Block V Area.
2. The said plotted development project is stalled from the year 2010. The Complainants have paid more than 50% consideration in the said plotted project and are seeking directions against the Respondent for registering the project in accordance with the provisions of Sections 3 & 4 of Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as the *said Act*).



3. During the course of the hearing, it transpired that the said project had a valid NA Order in the year 2010 but thereafter, the Respondent has abandoned the said project due to lack of sales and therefore the Respondent did not revalidate the required NA permissions. The Respondent, further, submitted that he has refunded the entire principle amount to the present complainants.
4. Since the said plotted project has been abandoned by the Respondent and it does not have the necessary and valid development permissions today, it would not be possible to issue directions to the Respondent to apply for MahaRERA registration. Valid development permissions are mandatorily required for registration of any project under the provisions of section 3 and 4 of the said Act.
5. Merits of the other grievances made by the Complainant have not been gone into. The Complainants have the liberty to raise the same in an appropriate forum.
6. Consequently, the complaint stands disposed of.

  
(Gautam Chatterjee)  
Chairperson/MahaRERA