

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

Source Complaint No: SC10000320

Mr Vijaykumar Shinde Complainant

Versus

Vinay S Agarwal
Mr Shirishkumar Rangarav Chavhan Respondents

Coram: Shri. Gautam Chatterjee, Chairperson, MahaRERA

Both the parties did not appear.

Order (Ex-parte)

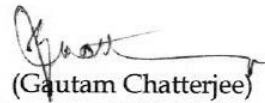
May 20, 2019

1. This complaint is pertaining to a building named Suraj Shine/ Vishesh Homes situated at Vishesh Homes having CTS No. Plot no 36, Sector No 35. The Complainant has prayed for directions to the Respondent to register the project under the provisions of Real Estate (Regulation and Development) Act, 2016.
2. The Respondent through his affidavit dated January 11, 2019 has submitted that he has not registered the project as the area of the said project is admeasuring about 249.68 sq. mts. and it is exempted from registration under the Act.
As per S. 3(2) Notwithstanding anything contained in sub-section (1), no registration of the real estate project shall be required: -



(a) where the land proposed to be developed does not exceed five hundred square meters or the number of apartments proposed to be developed does not exceed eight inclusive of all phases, for exemption from registration under this Act;

3. In view of above, since said development area is less than 500 sq. meters, it is not mandatorily required to be registered under the provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016.
4. Merits of the other grievances made by the Complainant have not been gone into. The Complainants have liberty to raise the same in an appropriate forum.
5. The complaint is accordingly disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA