

BEFORE THE  
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MUMBAI  
COMPLAINT NO: CC00600000023523

Gustad Irani	...	Complainant
Versus		
SSV Realtors	...	Respondent no. 1
MahaRERA Regn. No: P51800012063	...	
M/s. Sai Estate Consultants Chembur Pvt. Ltd.	...	Respondent no. 2
Coram		
Hon'ble Shri Gautam Chatterjee, Chairperson		

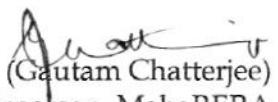
Complainant was represented by Mr. Dinshaw Irani, Authorised representative.  
Respondent no. 1 was represented by Mr. Hemant Parikh, Partner.  
Respondent no. 2 was represented by Mr. Sanjay Chaturvedi, Adv.

**Rectified - Order**

August 13, 2018

1. Order was passed on July 04, 2018. Rectification pertaining to the appearance of the Complainant stands corrected.
2. The Complainant in his complaint has stated that he is the owner of the land admeasuring 742.5 Sq. meters bearing final plot no.238 (hereinafter referred to as the *said plot*) of Town Planning Scheme, Ghatkopar No. III situated at village Ghatkopar-Kirol, Taluka Kurla, and the said plot is part of the project land which is taken up for development by the Respondent 1. The Complainant alleged that even though the said plot does not have the required sanctions and approvals the Respondent 1 has registered the said plot and Respondent 2 has marketed the said project. Therefore, he prayed that Respondent 1's project registration be revoked and the Respondents be restrained from issuing any advertisement or prospectus in any form or manner informing, offering or inviting for sale or purchase of any apartment or building to be constructed on, or utilizing the FSI for the said plot.

3. On the first date of hearing, Respondent 1 was absent. The Learned Counsel for Respondent 2 submitted that the Respondents initially were in talks for marketing the said project but the same have failed and that Respondent 2 is no longer associated with the said project.
4. On the next date of hearing, Respondent 1 submitted that since the said plot is not approved by the planning authority it has been registered as part of the proposed project and the same has been sufficiently disclosed in the legal title report and encumbrance certificate uploaded on the registration webpage. Further, he submitted that the Complainant's right over the said plot has been assigned to another party from whom the promoter has agreed to purchase the plot and conveyance of the same is still pending.
5. In view of the above, since Respondent 1 has made sufficient disclosures pertaining to the said plot in the legal title report and encumbrance certificate uploaded in their registration webpage, revocation of the project registration at this stage is not required.
6. Consequently, the matter is hereby disposed of.



(Gautam Chatterjee)  
Chairperson, MahaRERA