

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

COMPLAINT No: CC005000000011485

Mr. Ramesh Bhandari Complainant
Versus

1. M/s. PSPB Infrastructures
2. M/s. Ramsar Builders Respondents

MahaRERA Registration No. P52100015098

Coram: Hon'ble Dr. Vijay Satbir Singh, Member -1

Adv. Vishal Kale appeared for the complainant.

Adv. Kalyani Pathak appeared for the respondents.

ORDER


(25th September, 2018)

1. The complainant has filed the present complaint seeking directions of MahaRERA against the respondents for violation of Section- 4 of RERA Act and to cancel the RERA Registration Certificate of the respondents' project No. P 521000015098 at Pune, till the final settlement of dispute and/or cases are resolved.
2. The matter was heard on the given dates and finally on 4-09-2018. During the hearings, the complainant argued that the respondents are not the original owners of the project registered by the respondent No.1 M/s. PSPB Infrastructures. The respondent No. 2 viz., M/s. Ramsar Builders is the owner of the land wherein the project is undertaken. The complainant further argued that there are title disputes pending before the Civil Court and that there are 2 FIRs, one bearing No.31 of 2015 and another No.26 of 2015 lodged against the respondents. However, while registering the said project with RERA, the respondent No.1 has not disclosed about all the pending litigations on the MahaRERA website. The complainant further



stated that there are about 14 litigations pending which are required to be disclosed on the MahaRERA website. In addition, the complainant also argued that there are discrepancies in title report given by advocate, who subsequently withdrew the title certificate issued by him and thereafter the respondent No.1 has obtained another title certificate from another Advocate against whom the complainant has filed complaint. Even as per Section 4(2)(b) encumbrances have not been disclosed by the respondents.

3. The respondents disputed the claim of the complainant and argued that all the litigations are pending with regard to the title of said land and this has been disclosed on MahaRERA website. The respondent No.1 further argued that the complainant has filed suit challenging the permission granted by the Authorities in respect of the said construction project. However, in none of the said suits the complainant has succeeded in obtaining favourable orders. The respondent No.1 has shown willingness to upload all the litigations and also update the MahaRERA website in respect of the said project.
4. Considering the submissions made by both the parties and willingness shown by the respondents to update the relevant information on the MahaRERA website, MahaRERA directs the complainant to forward to the respondents the list of all the 14 litigations to be disclosed on the MahaRERA website. On receipt thereof the respondents are directed to go through the said list and take necessary appropriate steps to disclose the same on MahaRERA website within 15 days from the date of receipt of the communication from the complainant.
5. In view of the above, nothing survives in the complaint and hence, the complaint stands disposed of.


(Dr. Vijay Satbir Singh)
Member-1/MahaRERA