

BEFORE THE  
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MUMBAI

COMPLAINT NO: SC10000811

Anjali Ashok Lotankar

... Complainant

Versus

Nawathe Infrastructures & Consultants

... Respondent

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


Complainant was herself present.

Respondent did not appear.

**Order (Ex-parte)**

April 16, 2019

1. This Complaint is pertaining to a building named 'Shanti K F Oswal Plaza' situated at Panvel, Raigad. The Complainant has stated that after constructing one floor, there has been no progress in the construction of the building, till date. She further submitted that since the construction of the building is incomplete, the Respondent has failed to register it with MahaRERA. Therefore, the Complainant has prayed for directions to the Respondent to register the project under the relevant provisions of Real Estate (Regulation and Development) Act, 2016.
2. Respondent did not appear.
3. During the course of the hearing, it transpired that the said building has no valid approvals from the concerned Planning Authority for the upper floors, till date.
4. Since the upper floors of the building does not have requisite approvals, it cannot be registered in the absence of a valid CC and IOD and other approvals as prescribed under Section 4 of Real Estate (Regulation and Development) Act, 2016, at this stage. Therefore, no direction can be issued to the Respondent to register the project immediately. However, the Respondent shall apply for MahaRERA registration within 30 days of them receiving valid IOD and CC for the project.
5. Consequently, the Complaint for registration of the project stands disposed of.

  
(Gautam Chatterjee)  
Chairperson, MahaRERA