

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

**COMPLAINT NO. SC10000397**

Brishjeshkumar Murli Rajbhar

..Complainant

Vs

Subhash Kanhaiyalal Jain

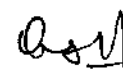
..Respondent

Complainant present in person.

Respondent is absent.

**ORDER**  
**( 30<sup>th</sup> January, 2019 )**

1. This complaint has been filed for non-registration of the project of the respondent known as Sunbrick Magic View and Lifespaces at Ratnagiri. The complainant seeks directions against the respondent to register this project with MahaRERA under the provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016.
2. Respondent is absent today. On previous occasion i.e. on 10.01.2019, one Shri Dinesh Parmar appeared on behalf of the respondent and also file<sup>d</sup> his reply on behalf of the respondent contending there in that MahaRERA has no jurisdiction to entertain this complaint. On that day the respondent was directed to register the project till the next date of hearing i.e. upto 30.01.2019, and also to pay the penalty of Rs.5,00,000/- (Rupees Five lacs only) in the account of MahaRERA.
3. In spite of above directions, the project is not yet registered with MahaRERA, moreover, the complainant has placed a copy of index II downloaded from the website of Government of Maharashtra showing there in that in spite of aforesaid order, without complying with it, the respondent has registered a sale deed on 24.01.2018 for the area of 181 sq. mtrs. of land located at Survey Nos. 42/11/10 village Sadave,



Tahasil Dapoli, Dist. Ratnagiri. This attitude of the respondent is totally irresponsible and in utter breach of directions issued to them on 10.01.2019.

4. The respondent is now directed to pay the penalty of Rs.10,00,000/- (Rupees Ten lacs only) in the account of MahaRERA and register the project immediately and not later than 15 days from the date of receipt of this Order by them.
5. The Sub-Register, Dapoli, Dist. Ratnagiri and District Collector, Ratnagiri are hereby instructed that no document of any type whatsoever, be registered henceforth, in respect of the said land executed by the respondent, unless he produces the Registration Certificate issued by MahaRERA.
6. With the aforesaid directions, this complaint stands disposed of.



**(Dr. Vijay Satbir Singh)**  
**Member-1, MahaRERA**