

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

SOURCE COMPLAINT NO: SC10000812

Hemant Shah Complainant

Versus

Shatrunjay Social and Cultural Trust Respondent

Coram: Hon'ble Shri Gautam Chatterjee, Chairperson, MahaRERA

Complainant: Present

Respondent: Present

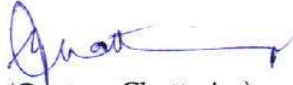
Order

May 24, 2019

1. The present complaint is pertaining to a proposed, stalled residential project known as "Shatrunjay Social and Cultural Trust" situated at CTS/ Survey No./Final Plot No./GAT No.57, Kondhwa BK, Pune.
2. The Complainant explained that it is a proposed plotted development project and Respondent has failed obtain all necessary approvals from the competent authority and subsequently has also failed to register the said project with MahaRERA. Therefore, the Complainant has prayed for directions to the Respondent to register the project under the provisions of Real Estate (Regulation and Development) Act, 2016.
3. The matter was heard when the Complainant and the Respondent remained present for the hearing. During the course of hearing it transpired that at present, the project does not have valid commencement certificate/IOD/approvals from the competent planning authority which are mandatorily required for the purpose of registration of the project as per Section 4 of Real Estate (Regulation & Development) Act, 2016.



4. Since the Respondent is not having valid CC/IOD and other approvals from the competent authority, no directions can be issued to the Respondent to register the project, at this stage. However, the Respondent shall apply for MahaRERA registration within 30 days of them obtaining the valid approvals.
5. Merits of the other grievances made by the Complainant, have not been gone into. The Complainants have the liberty to raise the same in an appropriate forum.
6. The complaint is accordingly disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA