

BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

MUMBAI

1) **Complaint No: SC10000862**
RAJESH KUMAR

2) **Complaint No: SC10001120**
Urmila Dineshchandra Dubey
Vs.

..... Complainants

VIGHNAHARTA ENCLAVE B RIVERSIDE

..... Respondent

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

Complainant: Present


Respondent: Present

Order

Date: 3rd April 2019

1. In the above complaints, the Complainants are praying for appropriate directions against the Respondent for registration of the Residential project known as VIGHNAHARTA ENCLAVE B RIVERSIDE at Panvel.
2. It is the contention of the Complainants that they have booked apartments in these projects. However, no possession has been given to them. Hence, the present complaint. So far as Respondent is concerned, he contended that in the year 2012 CC was granted by the Gram Panchayat and since Gram Panchayat is no longer competent Authority and subsequently NAINA has been established. The Respondent further pointed out that since the project is incomplete, they have applied for revised CC from NAINA.
3. Thus, from the above, it is clear that Respondent is not having the valid building plan approvals along with CC which are mandatory for the purpose of registration under Section 3 & 4 of Real Estate (Regulation & Development) Act,

2016. Therefore, in the absence of mandatory compliance under section 4, the Respondent cannot be directed to register the project, at this stage. However, the Respondent shall apply for MahaRERA registration of his project within 30 days of them obtaining the IOD and CC.



(Gautam Chatterjee)
Chairperson/MahaRERA