

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

1. SOURCE COMPLAINT NO: SC10000592  
Daphne Khan
2. SOURCE COMPLAINT NO: SC10000681  
Chandrakant Babu Surange
3. SOURCE INFORMATION NO: SI10000130
4. SOURCE INFORMATION NO: SI10000282
5. SOURCE INFORMATION NO: SI10000605

... Complainants

Versus

Mukesh Lakshman Bhagtani  
Diipesh Lakshman Bhagtani  
Lakshman Purshottam Bhagtani  
(M. D. Devcon Pvt. Ltd.)  
(JVPD Properties Pvt. Ltd.)

... Respondent

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

Complainant (1) did not appear.  
Complainant (2) was himself present.  
Respondent did not appear.

**Order (ex-parte)**

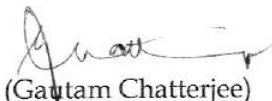
May 22, 2019

1. In source complaints nos. 1 and 2, it has been stated that apartment was booked via an Allotment letter in the year 2015, in the Respondent's proposed project known as 'Jaycee Savannah' situated at Kurla, Mumbai Suburban. The Complainants have further alleged that the Respondent had promised to commence the construction of the proposed project by the year 2017. They finally submitted that the project has been stalled for a long time and even though the proposed project is an ongoing project, the Respondent has failed to register it with MahaRERA. Therefore, the Complainants



have prayed for directions to the Respondent to register the project under the relevant provisions of Real Estate (Regulation and Development) Act, 2016.

2. During the course of the hearing, it transpired that the project had a valid IOD from the concerned Planning Authority in the year 2015. But thereafter, the construction work of the building has stopped and the Respondent has failed to revalidate the IOD and has yet to get the commencement certificate, till date.
3. The proposed project cannot be registered in the absence of a valid CC and IOD and other building plan 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.
4. 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.
5. Consequently, the SC/SI complaints for registration of the project stands disposed of.

  
(Gautam Chatterjee)  
Chairperson, MahaRERA