

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

Source Complaint No: SC10000688

Priyanka Suresh Kanade Complainant

Versus

Ajinkya Realtors & Projects Private Limited Respondent

Coram: Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainant herself was present.

Respondent was represented by Mr. Pramod Kutkar, Adv.

Order

May 20, 2019

1. This complaint is pertaining to a proposed project named Shirish Avenue situated at Pune having CTS No. 694 Old no 1029. The Complainant has prayed for directions to the Respondent to register the project under the provisions of Real Estate (Regulation and Development) Act, 2016. (*Hereinafter referred to as the said Act*).
2. The Respondent submitted that he has not registered the project as it is having only six units and it is exempted from registration under the Act.

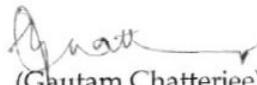
As per S. 3(2) of the said Act:

Notwithstanding anything contained in sub-section (1), no registration of the real estate project shall be required:-



(a) *where the land proposed to be developed does not exceed five hundred square meters or the number of apartments proposed to be developed does not exceed eight inclusive of all phases, for exemption from registration under this Act;..*

3. In view of above, since said project has less than 8 units, it is not mandatorily required to be registered under the provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016.
4. Merits of the other grievances made by the Complainant have not been gone into. The Complainants have liberty to raise the same in an appropriate forum.
5. The complaint is accordingly disposed of.


(Gautam Chatterjee)
Chairperson, MahaRERA