

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

Virtual Hearing held through video conference as per  
MahaRERA Circular No.: 27/2020

**REGULATORY CASE NO. 45 OF 2023**

MANAV SEVA DEVELOPERS GROUP ... APPLICANT (PROMOTER)  
MANAV SEVA DEVELOPERS GROUP ...PROJECT NAME

**MAHARERA PROJECT REGISTRATION NO. P51700019239**

**Order**

October 04, 2023

*(Date of virtual hearing - 15.09.2023, matter reserved for order)*

**Coram: Shri. Ajoy Mehta, Chairperson, MahaRERA  
Shri Mahesh Pathak, Hon'ble Member-I, MahaRERA**  
None present for the Applicant (Promoter).

1. The Applicant herein had registered the project namely "MANAV SEVA DEVELOPERS GROUP" under section 5 of the Real Estate (Regulation and Development) Act, 2016 ("said Act") of Real Estate Regulatory Authority ("RERA") bearing MAHARERA Registration No. P51700019239 (hereinafter referred to as the "said Project").
2. On 13.05.2023, an application was made by the Applicant (Promoter) for seeking deregistration of the said Project. In this regard the captioned case was heard on 08.09.2023 and 15.09.2023 wherein the following roznama was passed by this Authority in the captioned matter on 15.09.2023:

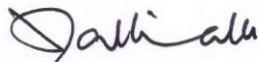
*"None was present for the Promoter.*

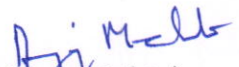
*It is seen that on the last occasion i.e. 08.09.2023, the Promoter was audible. However, his video was not visible. The Authority had recorded him as absent as per the process of MahaRERA. In view of the consecutive absence, the hearing in the matter stands closed. Matter is reserved for orders."*

*Dalhiwalla*

*Ajy Mehta*

3. The Applicant (Promoter) is seeking deregistration of the said Project on account of lack of funds. Further due to covid-19 pandemic the Applicant (Promoter) could not start the said Project.
4. It is observed that the Applicant (Promoter) was not visible on 08.09.2023 and hence as per standard operating procedure the Applicant (Promoter) was marked as absent. Further on 15.09.2023 the Applicant (Promoter) choose to remain absent.
5. It is also observed that the Promoter has not updated the QPRs. However, pursuant to the deregistration application on 02.06.2023 & 19.06.2023 the office of MahaRERA issued notices inviting objections for deregistration of the said Project wherein no such objections were received.
6. The Applicant (Promoter) has not remained present for hearing in spite of two dates being given. In view of above the Authority is constrained to reject the application for deregistration for it not being pursued. The Applicant (Promoter) is hereby cautioned to not initiate matters if they have no intent to pursue it.
7. Thus, the said Project registration be kept in **abeyance** and the Promoter herein is directed not to advertise, market, book, sell or offer for sale, or invite person/s to purchase in any manner any apartment / unit in the said Project. However, the Applicant (Promoter) is given liberty to institute the matter by following due procedure.

  
(Mahesh Pathak)  
Member-I, MahaRERA

  
(Ajoy Mehta)  
Chairperson, MahaRERA