

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

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

REGULATORY CASE NO. 74 OF 2023

GANGAI DEVELOPERS LLP

... APPLICANT (PROMOTER)

VAKRATUND C

...PROJECT NAME

MAHARERA PROJECT REGISTRATION NO. P52900031004

ORDER

November 09, 2023

(Date of virtual hearing - 25.10.2023, matter reserved for order)

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

1. The Applicant herein had registered the project namely "VAKRATUND C" under section 5 of the Real Estate (Regulation and Development) Act, 2016 ("said Act") of Real Estate Regulatory Authority ("RERA") bearing MAHARERA Registration No. P52900031004 (hereinafter referred to as the "said Project").
2. On 16.03.2023, an application was made by the Applicant (Promoter) for seeking deregistration of the said Project. In this regard the captioned case was heard on 10.10.2023 & 25.10.2023 wherein the following roznama was passed by this Authority in the captioned matter on 25.10.2023:
"Promoter is absent. It is noticed that on the last occasion, i.e. 10-10.2023, party remained absent then also. This is the second consequent absence. In view of the above, the matter stands closed for order."
3. The Applicant (Promoter) seeks deregistration of the said Project due to change in plans.

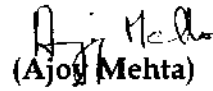
Pathak

Aj Mehta

4. It is observed that the Applicant (Promoter) choose to remain absent on 10.10.2023 & 25.10.2023 in spite of the hearing notices being sent by MahaRERA office.
5. It is also observed that the Promoter has not updated the QPRs and there is nothing on record to show that any booking was made, or sale was done under the said Project. Further, 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