

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

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

**REGULATORY CASE NO. 52 OF 2023**

MARUTI PROJECTS ... APPLICANT (PROMOTER)

MIDTOWN ROYALE ...PROJECT NAME  
**MAHARERA PROJECT REGISTRATION NO. P51700033885**

**INTERIM ORDER**

September 18, 2023

*(Date of virtual hearing - 08.09.2023, matter reserved for order)*

**Coram: Shri. Ajoy Mehta, Chairperson, MahaRERA  
Shri Mahesh Pathak, Hon'ble Member-I, MahaRERA  
CA J R Chauhan for the Applicant (Promoter)**

1. The Applicant herein had registered the project namely "MIDTOWN ROYALE" under section 5 of the Real Estate (Regulation and Development) Act, 2016 ("said Act") of Real Estate Regulatory Authority ("RERA") bearing MAHARERA Registration No. P51700033885 (hereinafter referred to as the "said Project").
2. On 06.06.2023, 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 wherein the following roznama was passed by this Authority in the captioned matter:  
  
*"Promoter avers that no sale has taken place neither are there bookings. Promoter seeks deregistration as the project is not viable. It is also seen that the Project has been sold off to the New Promoter. New Promoter is not present. It is also seen from the record that the Promoter has failed to submit an affidavit on the details required.  
Matter reserved for order."*
3. The Applicant (Promoter) has stated the following for seeking deregistration of the said Project:

*Dalwani*

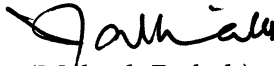
*Ajay Mehta*


- a. That the Promoter has already sold the premises to a new developer / entity as the project was not economically viable.
  - b. Further it is also submitted that the Applicant (Promoter) has not created any third-party rights in the said Project.
  - c. That there are no Allottees in the said Project.
4. Thus, from the submissions of the Applicant (Promoter) it is clear that there are no Allottees in the said Project as the same was never constructed nor developed. Further, it is also observed that office of MahaRERA on 19.06.2023 & 12.07.2023 issued notices inviting objections for deregistration of the said Project wherein no such objections were received.
  5. It is observed by the Authority that the Promoter who has approached for deregistration has already sold the land on which the said Project was to be constructed. The new owner of the land has not appeared before the Authority. There is no way to verify whether the new owner of the land intends to carry on with the said Project and its registration number. It must be noted here that the said Project registration number is an inseparable part of the project and the underlying land on which the project is to be executed. It is nobody's case that the said Project and its underlying land has been transferred while the registration number remains with the Promoter who has sought deregistration. In such a circumstance it becomes imperative for the Authority to verify the current status of the said Project and also the intent of the new owner of the land.
  6. In view of the above the Authority cannot at this juncture consider the deregistration request of the Promoter herein since they have already sold of the said Project land. The Authority would seek to verify the status from the new owner of the land.
  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. Further the

*Dattalok*

*Hij Mell*

captioned case is adjourned to **10.10.2023 at 03.00 pm** for virtual hearing, notices in this regard to be sent to the new owner of the land. The Promoter herein to provide MahaRERA office with all necessary details in this regard.

  
(Mahesh Pathak)  
Member-I, MahaRERA

  
(Ajay Mehta)  
Chairperson, MahaRERA