

**BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY,  
MUMBAI  
COMPLAINT No: SC10000367**

Mr. Ambadas Vasantrao Sonar

..... Complainant

Versus

Rajmudra Agro Developers Pvt. Ltd.

..... Respondent.

**Coram:** Hon'ble Dr. Vijay Satbir Singh, Member 1

Heard Adv. Anand Akut for the complainants.

None appear for the Respondent.

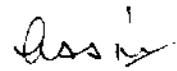
**Order**  
(17<sup>th</sup> October, 2018)

1. The complainant has filed this complaint seeking possession of his Row Houses in the plotted development project known as "Indeveer/ Shivasparsha", Bor, Pune. The complainant has argued that he had purchased the said plots from the Respondent and paid around 30 lakhs rupees for each plot.
2. The Respondent has executed 2 agreements with the complainant that is one agreement is sale of plot and another one was for construction on the agricultural plot and there is forest land on site. Before going into the merits of the case the MahaRERA has to decide the project under reference is required to be registered with MahaRera under section 3 of the RERA Act. The documents produced by the complainants show that the land under

*Signature*

reference is agricultural land and no developments permissions have been obtained from the concerned Competent Authority under the provisions of MR & TP Act, 1996.

3. The MahaRERA feels that a Real Estate project necessarily requires development related approvals by the Competent Authority under the provisions of MR & TP Act, 1996, or any local law for time being in force. In the present case prima facie it appears that the subject plots are the agricultural land and till date there is no permission granted by the Competent Authority for development of the said land such as NA order. Hence same cannot be registered u/s 3 & 4 of the RERA Act.
4. However, since the complainant has brought to the notice of MahaRera that the unauthorized and unplanned layout without permission of Competent Authority has been started by the Respondent, the matter be referred to the concerned Competent Authority for appropriate action.
5. With the above directions, the complaint stands disposed of.



(Dr. Vijay Satbir Singh)  
**Member-1/ MahaRERA**