

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

**COMPLAINT No: SC10000484**

Mr. Mahesh Joshi

.....Complainant

Versus

Expat Projects & Developments Pvt. Ltd.

..... Respondent.

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

Complainant appeared in person.

Mr. Sanjay Das appeared for Respondent.

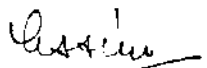
**Order**

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

1. The complainant has filed this complaint making grievances with regard to Respondent's project known as "Mystic Hills", Sudhagad, Raigarh and argued that the Respondent has not registered this project with MahaRera though it is an ongoing project.
2. The Respondent has argued that due to access road permissions the project got delayed and now, they are implementing the same project on about 58 acres' land. The Respondent further clarify that as on today no permissions have been obtained for the same project. However, now he has applied for sanction layout before the Town Planner, Alibaug. After taking layout sanction within a period of 3 months, He will register the said project with MahaRera under the provisions of RERA Act.

*Dr. Vijay Satbir Singh*

3. The Respondent also agreed to give an affidavit cum undertaking confirming his contentions that he did not have necessary approvals and he will register the project after getting necessary permissions from the Competent Authority and that he will not make any booking so long as the said project remained unregistered.
4. With this above directions matter stand disposed of.

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