

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

COMPLAINT NO: SC10000435

Mr. Mangesh Mulay

..... Complainant

Versus

Ruparel Estate India (P) Ltd.

..... Respondent

Project known as "The Ridge Mogul Lane Mahim West, Mumbai 400028."

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

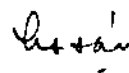
Complainant present in person.

Adv. Alvina Castelio appeared for the respondent.

Order

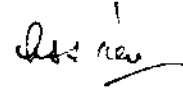
(3th October, 2018)

1. The complainant who is claiming to be the original owner of the plot of land in the project under reference known as "The Ridge" at Moghul Lane, Mahim, Mumbai 400 028 has filed this complaint seeking directions from MahaRERA to the respondent to give alternate possession of the flats as agreed in the development agreement.
2. This matter was heard finally today. During the hearing it was brought to the notice of MahaRERA that in the project under reference, the permissions had not been granted by the Competent Authority under such circumstances when the approvals for development of the project have not been given by the Competent Authority, as required for registration. under the provisions of section 4 of the RERA Act and the rules



and regulations made thereunder, MahaRERA cannot register the said project under section 3 of the RERA Act and therefore the relief sought by the complainant cannot be considered.

3. In view of these facts, the complaint stands dismissed for want of merits.



(Dr. Vijay Satbir Singh)
Member-I, MahaRERA