

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

**COMPLAINT NO: SC10000354**

Mr. Vishal Madan  
Versus

.....

Complainant

Darode Jog Realities Private

.....

Respondent.

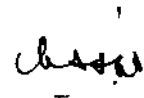
**Coram: Hon'ble Dr. Vijay Satbir Singh, Member 1**

Heard Adv. S.M. Kenjalkar for the complainant.  
Adv. Maindargi for the respondent.

**Order**

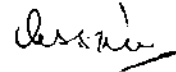
(25th October, 2018)

1. The complainant has filed this complaint for non-registration of the project of the respondent known as "Shrinivas Liviano" by the respondent under the provisions of the RERA Act, 2016.
2. The matter was heard finally today. During the hearing, it was brought to the notice of MahaRERA that as per the earlier directions of MahaRERA, the respondent has registered the project with MahaRERA and obtained the MahaRERA registration certificate. However, the complainant disputed the contention of the respondent and argued that the project has seven phases out of which the respondent has registered only four phases and three phases were yet to be registered. With regard to the said contention, the respondent clarified that out of seven phases, three phases were assigned to another developer and the money taken from the allottees towards the booking amount had been refunded to all allottees. In the absence of required permissions, the three phases could not be registered with MahaRERA.
3. Considering the submissions made by both the parties, the MahaRERA feels that the RERA Act, 2016 and rules and regulations made there under permit, the promoter to register the project in phase-wise manner and accordingly, the respondent has registered the four phases wherein he has allotted the flats to the home buyers with MahaRERA. If the complainant is aggrieved by any violations of the RERA Act and the



rules and regulations there under, he is at liberty to file online complaint with MahaRERA with regard to the registered project where complainant's flat is situated and duly registered with MahaRERA.

4. In the light of the above facts, nothing survives in this complaint and hence the complaint stands disposed of.



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