

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

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

**REGULATORY CASE NO. 61 OF 2023**

SAI MAHAAVIR DEVELOPERS

... APPLICANT (PROMOTER)

AVENUE ONE

...PROJECT NAME

**MAHARERA PROJECT REGISTRATION NO. P52000023094**

**ORDER**

October 06, 2023

*(Date of virtual hearing - 15.09.2023, matter reserved for order)*

**Coram: Shri. Ajoy Mehta, Chairperson, MahaRERA  
Shri Mahesh Pathak, Hon'ble Member-1, MahaRERA**

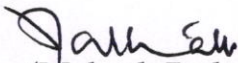
None was present for the Applicant (Promoter)

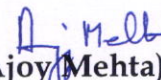
1. The Applicant herein had registered the project namely "AVENUE ONE" under section 5 of the Real Estate (Regulation and Development) Act, 2016 ("said Act") of Real Estate Regulatory Authority ("RERA") bearing MAHARERA **Registration No. P52000023094** (hereinafter referred to as the "said Project").
2. On 17.04.2023, an application was made by the Applicant (Promoter) for seeking deregistration of the said Project. In this regard the captioned case was heard on 15.09.2023 wherein the following roznama was passed by this Authority in the captioned matter:  
*"It is seen that on the last occasion i.e. on 08.09.2023, the party remained absent then also. In view of the consecutive absence, the hearing in the matter stands closed. Matter is reserved for orders."*
3. The Applicant (Promoter) seeks deregistration of the said Project as the Applicant (Promoter) proposes to make substantial changes in plan, cost of construction etc in order to avail maximum FSI for the said Project.

*Dattiah*

*Ajoy Mehta*

4. It is observed that the Applicant (Promoter) choose to remain absent on 08.09.2023 and 15.09.2023 in spite of the hearing notices being sent by MahaRERA office.
5. It is also observed that the Promoter has not updated the QPRs and there is nothing on record to show that any booking was made or sale was done under the said Project. Further, pursuant to the deregistration application on 02.06.2023 & 19.06.2023, the office of MahaRERA issued notices inviting objections for deregistration of the said Project wherein no such objections were received.
6. The Applicant (Promoter) has not remained present for hearing in spite of two dates being given. In view of above the Authority is constrained to reject the application for deregistration for it not being pursued. The Applicant (Promoter) is hereby cautioned to not initiate matters if they have no intent to pursue it.
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. However, the Applicant (Promoter) is given liberty to institute the matter by following due procedure.

  
(Mahesh Pathak)  
Member-I, MahaRERA

  
(Ajoy Mehta)  
Chairperson, MahaRERA