

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

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

REGULATORY CASE NO. 49 OF 2023

ADVANCE HOME MAKERS
PRIVATE LIMITED

... APPLICANT (PROMOTER)

ADVANCE KINGDOM

...PROJECT NAME

MAHARERA PROJECT REGISTRATION NO. P52000021184

ORDER

October 04, 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 present for the Applicant (Promoter).

1. The Applicant herein had registered the project namely "ADVANCE KINGDOM" under section 5 of the Real Estate (Regulation and Development) Act, 2016 ("said Act") of Real Estate Regulatory Authority ("RERA") bearing MAHARERA Registration No. P52000021184 (hereinafter referred to as the "said Project").
2. On 14.02.2023, an application was made by the Applicant (Promoter) for seeking deregistration of the said Project. in this regard the captioned case was heard on 08.09.2023 and 15.09.2023 wherein the following roznama was passed by this Authority in the captioned matter on 15.09.2023:

"None was present for the Promoter.

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 stands reserved for orders."

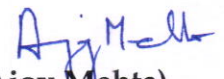
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Ajoy Mehta

3. The Applicant (Promoter) is seeking deregistration of the said Project on account of non - viability of the said project due to increased cost of building material, scarcity of few materials and no demand for sale in Neral region.
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 that 57 units have been sold out of a total 180 units whose details of settlement have not been uploaded or confirmed by the Promoter herein. 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