



MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण

No. MahaRERA/Secy/563 /2025

Date: 15/10/2025

To,
Greens Ladder Realcon LLP,
GP-12, 2nd Floor, Raguleela Mall,
Behind Poisar Bus Depot,
Kandivali West, Mumbai 400 067.

Sub: In the matter of the real estate project "Venancia" registered with
MahaRERA under No. P51800080700.

You, Greens Ladder Realcon LLP are the promoter of the real estate project "Venancia" (hereinafter referred to as "the said project") which is registered with MahaRERA under No. P51800080700. The said project is being developed on land bearing CTS Nos. 188,188/1 to 23, 275,275/1, 275/2, 189, 189/1 to 21, and 190 bearing corresponding New CTS Nos. 188/A and 188/B, admeasuring 8489 square meters, lying and being at S. V. Road, Jogeshwari (West), Mumbai 400102 (hereinafter referred to as "the project site land").

It has been brought to the notice of MahaRERA that the Government of Maharashtra in exercise of the powers conferred by Sub-section (1) of Section 4 and Sub-section (1) of Section 5 of the Maharashtra Protection of Interest of Depositors (In Financial Establishments) Act, 1999 (hereinafter referred to as "the MPID Act"), has attached the project site land and has appointed the Deputy Collector (Encroachment / Removal), Mulund, to be the Competent Authority to exercise control over the project site land, vide Notification bearing No. MPID -0525/C. R. No. 85/Pol-15 dated 02.07.2025, (hereinafter referred to as "the said Notification").

In light of the said Notification and in the interest of protecting the rights and interest home buyers, you are hereby notified that your real estate project "Venancia"

MAHARERA HEADQUARTERS

Housefin Bhavan, Plot No.C-21, E-Block, Bandra-Kurla-Complex, Bandra (E), Mumbai 400051

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महारेरा मुख्यालय

हाउसफिन भवन, प्लॉट नं. सी-21, ई ब्लॉक, वांद्रे-कुर्ला-कॉम्प्लेक्स, वांद्रे (पूर्व), मुंबई - ४०००५१.

दूरध्वनी. क्रमांक. ०२२-६८१११६०० ई-मेल : helpdesk@maharera.mahaonline.gov.in

registered with MahaRERA under No. P51800080700 is hereby placed **IN ABEYANCE** until such time as the said Notification is withdrawn by the Government of Maharashtra or is set aside by and under orders passed by Designated Court established under the MPID Act.

You are further notified that consequent upon the real estate project "Venancia" registered under No. P51800080700 being placed **IN ABEYANCE**, the office of the Joint Registrar of Registration having jurisdiction shall be informed not to register any Agreement for Sale or Sale Deed in relation to the said project until further notice from MahaRERA. Additionally, the bank maintaining the RERA Designated Bank Account for the said project shall be called upon to freeze the said account with immediate effect.

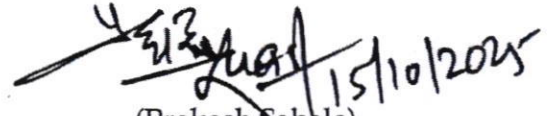
It has further been brought to the notice of MahaRERA that another real estate project titled "Maredian Heights" has been registered with MahaRERA under No. P51800009430 by promoter Maredian Realtors Private Limited on the same project site land. It appears that you, Greens Ladder Realcon LLP while submitting your application for registration of the said project "Venancia" have in purported compliance with MahaRERA Order No. 50/2024 dated 10.01.2024, submitted a false, incorrect and misleading "Declaration-Cum-Undertaking" dated 17.06.2025, wherein you declared and undertook as follows:

"That as on date of submission of my/our application dated 17.04.2025, for registration of the real estate project VENANCIA, there are no subsisting pending application submitted to MahaRERA for registration of the real estate project(s) by whatever name called to be undertaken on the project land / part thereof or there is/are no real estate project(s) by whatever name called, registered with MahaRERA being executed on the project land / part thereof."

Your aforesaid conduct of submitting a false, incorrect and misleading Declaration-Cum-Undertaking constitutes an unfair and deceptive practice and has resulted in the registration of two distinct real estate projects, namely "Maredian Heights" and "Venancia" on the same project site land under different MahaRERA registration numbers, which is impermissible under the law.

In view of the foregoing, you are hereby called upon to submit necessary clarification and explanation in respect of the matter stated hereinabove by 30 (thirty) days from the date of receipt of this "Abeyance Order". Failure on your part to submit the requisite clarification and explanation within the stipulated period shall, result in the continuation of this Abeyance Order against your real estate project "Venancia" notwithstanding the withdrawal of the said Notification by the Government of Maharashtra or its being set aside by and under the orders passed by the Designated Court, established under the MPID Act, and all such action shall be entirely at your risk as to cost and consequences.

This Order is issued as approved by Hon'ble Chairperson, MahaRERA.


(Prakash Sabale)
Secretary / MahaRERA