



# MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

## महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण

No. MahaRERA/Secy/ 375 /2025

Date: 26.06.2025

To,  
Ravi Real Estate Developers Private Limited,  
76, Laxmi Palace, Mathuradas Road,  
Above Sahayog Bakery, Kandivali (West),  
Mumbai 400 067.

Sub: Abeyance Order Real estate project 'Shreeji Gateway' registered with  
MahaRERA under No. P51800053311.

The Maharashtra Real Estate Regulatory Authority ("MahaRERA" or "the Authority")  
a has been informed that His Honour Judge Shri U. C. Deshmukh vide order dated 30.01.2025,  
passed in Notice of Motion No. 2775 of 2024 in S. C. Suit No. 3698 of 2024, (City Civil Court,  
Bombay) has restrained the Plaintiff and the Defendant No. 59 from creating any third party  
interest or from carrying out any construction or development over and in respect of the suit  
properties till disposal of the Suit, (the said order).

The Authority has been also informed that the said order relates to the real estate  
project 'Shreeji Gateway' registered with MahaRERA under No. P51800053311 and that you,  
Ravi Real Estate Developers Private Limited are the promoter of the said project. This aspect  
has been verified and confirmed by the Authority.

The Authority has been apprised that you, Ravi Real Estate Developers Private  
Limited in contravention and violation of the said order have continued with the construction  
work at the project site and have also registered agreement for sale dated 11.02.2025 in favour  
of Mr. Ashish Arya for flat bearing No. 3205 and in favour of Mr. Shalin Singhvi for flat  
bearing No. 2502 vide agreement for sale dated 25.04.2025.

Your aforementioned action constitute fraudulent misrepresentation, unfair and  
deceptive practice and have put the interest of homebuyers / allottees at risk thereby  
jeopardizing their rights.

### MAHARERA HEADQUARTERS

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

Tel. No. 022-68111600 • E mail : [helpdesk@maharera.mahaonline.gov.in](mailto:helpdesk@maharera.mahaonline.gov.in)

महारेरा मुख्यालय

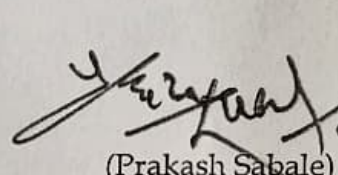
हाउसफिन भवन, प्लॉट नं. सी-21, ई ब्लॉक, वांद्रे-कुर्ला-कॉम्प्लेक्स, वांद्रे (पूर्व), मुंबई - ४०००५१.

दूरध्वनी. क्रमांक. ०२२-६८१११६०० ई-मेल : [helpdesk@maharera.mahaonline.gov.in](mailto:helpdesk@maharera.mahaonline.gov.in)

In view of the above, take notice that your real estate project 'Shreeji Gateway' registered with MahaRERA under No. P51800053311 is hereby kept **IN ABEYANCE** until the above-referred court order dated 30.01.2025, is vacated/modified and you, Ravi Real Estate Developers Private Limited are allowed to carry out the construction of the said real estate project, are specifically permitted to create third party rights and subject to compliance of such condition as may be prescribed by MahaRERA.

Kindly further take notice that upon your real estate project 'Shreeji Gateway' registered under No. P51800053311 being kept **IN ABEYANCE**, the concerned office of the Dy. Inspector General of Registration shall be informed not to register any agreement for sale until further notice from MahaRERA and the bank maintaining the RERA Designated Bank Account for the said project shall be called upon to freeze the said account with immediate effect.

As approved by Hon'ble Chairperson, MahaRERA.

  
(Prakash Sabale)  
Secretary / MahaRERA

26/6/2025