

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

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

REGULATORY CASE NO. 331 OF 2025

SPAN VENTURE

... APPLICANT (PROMOTER)

SPAN TRIDENT WING B

...PROJECT NAME

MAHARERA PROJECT REGISTRATION NO. P51700005406

Order

Monday, 19th May 2025

Coram: Shri. Mahesh Pathak, Hon'ble Member-1, MahaRERA

The applicant promoter is absent.

1. The Applicant (Promoter) herein has registered the project namely "**SPAN TRIDENT WING B**" under section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**Act**"), of Real Estate Regulatory Authority ("**RERA**") bearing MahaRERA **Registration No. P51700005406** (hereinafter referred to as the "**said Project**").
2. On 05.06.2023, an application was made by the Applicant (Promoter) for seeking deregistration of the Project. Accordingly, as per the directions of Hon'ble Chairperson/MahaRERA, dated 11-02-2025, this matter was heard by this Bench on 17.04.2025. The prior intimation of the said hearing was sent to the Applicant, through an email dated 12-04-2025 and it was directed to appear for the virtual hearing on 17-04-2025. Further, vide the said email, the Applicant was directed to submit its reply on 3 main issues viz i) Specific reason for the De-registration, ii) details of the allottees (along with their contact details and email address) and iii) updated QPRs (if not updated).
3. However, despite notice, the Applicant failed to remain present for the said hearing held on 17-04-2025. Hence, on that date the Authority has passed following roznama in this matter:-

Shri. Mahesh Pathak

On-17.04.2025

"The applicant is absent.

The matter is adjourned to a suitable date for further hearing and as a last chance to the applicant.

Meanwhile, the applicant may reply to the email of the MahaRERA dated 12-04-2025.

List the matter for next hearing on 19-05-2025."

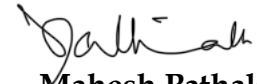
4. Accordingly, this matter was scheduled for hearing today and the notice for this hearing was also served upon the Applicant through an email dated 16-05-2025.

5. However, despite the aforesaid directions, the Applicant has neither appeared for the hearing held today nor submitted any compliance report pursuant to the email dated 12-04-2025. This conduct indicates that the Applicant is not inclined to pursue or contest the present de-registration application.

6. The record also shows that the Applicant (Promoter) has filed the de-registration application by referring to "Annexure I." However, it appears that the Applicant (Promoter) has failed to submit the said "Annexure I" along with the de-registration application, vide which it was mandatory to specify the reasons for seeking de-registration. Furthermore, despite directions, the Applicant has not furnished the updated Quarterly Progress Reports (QPRs), although the Applicant has submitted the details of the allottees along with their contact details, it has failed to comply with the mandatory requirements necessary for de-registration of the said project, as stipulated under MahaRERA Order No. 42 of 2023 dated 10-02-2023. Hence, the Authority is not inclined to grant the relief sought by the Applicant for de-registration of the said project.

7. In addition to the above, the Applicant's repeated absence, continued non-compliance, and failure to diligently prosecute the matter reflect a lack of bona fide intent. Accordingly, the application for de-registration is dismissed for default, non-compliance, and want of prosecution. However, liberty is granted to the Applicant (Promoter) to seek restoration of the application by filing a proper and complete application along with all requisite documents, including the specific reasons for

de-registration (as per Annexure I) and the updated Quarterly Progress Reports (QPRs), before the Director (Compliance), MahaRERA, who shall consider the same upon being satisfied.



Mahesh Pathak
Member-I, MahaRERA

Date: Monday, 19th May 2025