

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

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

**REGULATORY CASE NO. 393 OF 2025**

PROMOTER NAME	SIDDHI REAL ESTATE DEVELOPERS
PROJECT NAME	HIGHLAND SPRINGS B4 - C WING

**MAHARERA PROJECT REGISTRATION NO. P51700006307**

**ORDER**

*(In an extension application)*

**September 09<sup>th</sup>, 2025**  
*(Date of hearing -11.08.2025)*

**Coram: Manoj Saunik, Chairperson, MahaRERA**  
Advocate Parth Chande present for the applicant promoter.

1. The applicant is the promoter/developer within the meaning of Section 2(zk) of the Real Estate (Regulation and Development) Act, 2016 ("**Act**") of Real Estate Regulatory Authority ("**RERA**") and had registered the project "HIGHLAND SPRINGS B4 - C WING" under section 5 of the Act bearing MAHARERA Registration No. **P51700006307** (hereinafter referred to as the "**Project**").
2. The promoter has filed an extension application no. EXT51700025217 on 28.11.2024 (hereinafter referred to as "**extension application**") seeking for extension of the project under section 7(3) of the Act, which was heard by this Authority on 11.08.2025, wherein the following roznama was recorded:

*"The authorized representative of the applicant is present for today's hearing. He is directed to file all such documents and evidence in support of the said extension application, including current photographs and the progress of the project, along with details of the necessary steps to be taken for completion of the project, within the stipulated time. The Authority shall proceed in the matter only upon due submission and verification of the aforesaid documents and evidence."*

3. Before moving ahead, the Authority notes the registration details already on record. The promoter, while seeking registration of the project had submitted the date of completion as 31.12.2020, the revised proposed date of completion as an ongoing project as 30.12.2023. The MahaRERA Authority granted an extension under section 6 of the Act, for one year from 30.12.2023 to 30.11.2024.
4. The promoter submits the following and avers that the delay in completion of the project is due to following reasons:
  - A. Impact of the COVID-19 Pandemic: the initial delay was caused by the onset of the COVID-19 pandemic, which significantly affected project progress and operations.
  - B. Litigation and Financial Constraints: Since October 19, 2022, multiple legal cases were filed by a vendor concerning one of the survey numbers, leading to restrictions on the sale of flats in the project. This significantly affected the financial flow as no sales could be made during this period.
  - C. Court Proceedings and Expenses: While we received a relaxation from the Supreme Court in May 2024, allowing us to sell flats subject to an undertaking as per the court order, the financial flow remained slow. Additionally, substantial expenses were incurred due to multiple proceedings before the Collector's office and MahaRERA. (It is noteworthy that the MahaRERA complaint was dismissed as it was filed against the wrong project by the complainant.)
  - D. That the project is currently in its final stages of development, with most of the major construction work completed and only some finishing tasks remaining. That the finishing tasks include essential detailing and refinement to ensure that the project meets the expected quality standards and is ready for occupancy.
  - E. That this additional time will allow promoter to complete all remaining procedures and address any regulatory requirements and fulfil our commitments to stakeholders without compromising on quality or compliance with the applicable laws and regulations. This extension is

essential to safeguard the interests of all parties involved and to ensure the project's successful delivery.

5. Thus, the issue before this Authority is regarding grant of extension under Section 7(3) of the Act. In this regard, it is pertinent to note that the promoter this time has not been able to obtain 51% majority consent of the allottees of the project. In this context, the relevant extract of Section 7(3) is reproduced hereinbelow for ease of reference:

*“7 (3) The Authority may, instead of revoking the registration under sub-section (1), permit it to remain in force subject to such further terms and conditions as it thinks fit to impose in the interest of the allottees, and any such terms and conditions so imposed shall be binding upon the promoter.”*

Section 7(3) provides that instead of revoking the registration, this Authority can impose certain terms and conditions as it thinks fit to let the registration remain in force.

6. The Authority in the virtual hearing dated 11.08.2025 directed the promoter to furnish all documents and evidence in support of the said extension application, including current photographs and the progress of the project, along with details of the necessary steps to be taken by them for completion of the project.
7. The promoter has filed an affidavit, declaring that 100% of the excavation, construction of basement and plinth, stilt floor, internal walls and flooring, staircases, external plaster and plumbing, waterproofing, installation of lifts, water pumps, etc is completed. Further 56% of the sanitary fittings, 71% of the electrical fittings in the common areas, 50% of compound wall is complete. The promoter in the present application undertakes to complete the remaining construction till December 2025. The promoter has furnished the photographs dated 12.08.2025 of the construction carried out till date and materials to support their averments made in the present application.

8. The Authority has perused the application and supporting documents pertaining to the same filed on record. In view of the above submission of the promoter, the issue of the extension under Section 7(3) of the Act, as sought by the promoter without 51% consent of the allottees, needs to be examined considering the above-mentioned fact. The Authority would like to bring on record the statements of objects and reasons of the Act, which are reproduced hereinbelow for ease of reference:

*“An Act to establish the Real Estate Regulatory Authority for regulation and promotion of the real estate sector and to ensure sale of plot, apartment or building, as the case may be, or sale of real estate project, in an efficient and transparent manner and to protect the interest of consumers in the real estate sector and to establish an adjudicating mechanism for speedy dispute redressal and also to establish the Appellate Tribunal to hear appeals from the decisions, directions or orders of the Real Estate Regulatory Authority and the adjudicating officer and for matters connected therewith or incidental thereto.”*

9. The whole aim of the Act is to promote the real estate sector in an efficient and transparent manner and protect the interest of the consumers (*including home buyers / allottees*). Thus, by not extending the registration of the project the same will come to a halt. The promoter shall not be able to take actions for efficient completion as may be required in view of the lack of registration. Such an action will only be detrimental to the interest of the consumers (*including home buyers / allottees*). Thus, the balance of convenience lies in allowing the extension with conditions to ensure completion. Further, the Authority also notes that this extension under Section 7(3) needs to be granted so that the completion of the project is not interrupted. Therefore, in the interest of the allottees, the Authority grants extension from **30.11.2024 to 30.12.2025**. This extension will be without prejudice to the rights of the allottees under the Act. In view thereof, this Authority allows the extension application keeping the rights of the allottees intact with certain directions hereinbelow.

#### **FINAL ORDER**

10. The extension application is **allowed**, and the extension for the project is granted from **30.11.2024 to 30.12.2025** with the following conditions:

- A. The promoter shall complete the construction work and obtain occupancy certificate (OC) for the project. The allottees of the project shall co-operate with the promoter. That the rights of the allottees under the Act shall, however, remain intact.
- B. The promoter is directed to submit within 15 days of this order date the PERT CPM / BAR charts about the milestones to be achieved with respect to the completion of the project. The same shall also be shared with the Allottees of the project.
- C. The promoter herein is also directed to submit monthly progress reports of achievements of such milestones and/ or delay, if any, to MahaRERA, the association of allottees, if any, formed, and the allottees of the project.
- D. That upon receipt of the part / full OC, the promoter shall inform this Authority about the same and update all progress on the project registration webpage from time to time.

**Manoj Saunik**  
**Chairperson, MahaRERA**