

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

HEARING IN HYBRID MODE AS PER MAHARERA CIRCULAR NO.: 48/2025

REGULATORY CASE NO. 398 OF 2025

PROMOTER NAME PUNE PROJECTS LLP

PROJECT NAME PURVA SILVERSANDS PHASE 2

MAHARERA PROJECT REGISTRATION NO. P52100005377

ORDER

(In an extension application)

September 09th, 2025

(Date of hearing –28.08.2025-matter reserved for order)

Coram: Manoj Saunik, Chairperson, MahaRERA

Mr. Jatin Ujjini is present through VC 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 “PURVA SILVERSANDS PHASE 2” under section 5 of the Act bearing MAHARERA Registration No. **P52100005377** (hereinafter referred to as the “**Project**”).
2. The promoter has filed an extension application no. EA23062501712 on 23.06.2025 (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 28.08.2025, wherein the following roznama was recorded:
“Heard the authorized representative of the applicant promoter on the extension application. He submits that approximately 80% to 85% of the construction work has been completed and seeks extension of time for project completion till 30.10.2026. Matter is reserved for orders.”
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 30.11.2020, the revised proposed date of completion is mentioned as 28.11.2022 and the extended date of completion is 28.11.2025.

MahaRERA granted three (3) extensions on the ground of Covid-19 pandemic which were granted to all the projects registered with MahaRERA and qualifying under Notifications / Orders Nos. 13, 14 & 21 dated 02.04.2020, 18.05.2020 & 06.08.2021 along with extension under section 6, whereby the date of completion was extended upto 28.11.2022. Further, the Authority granted 3 extensions to the project – first for one year from 28.11.2022 to 28.11.2023, second for one year from 29.11.2023 to 28.11.2024 and third again for one year from 29.11.2024 to 28.11.2025. The promoter has applied for extension vide the extension application herein under section 7(3) of the Act for the period from 29.11.2025 to 30.10.2026.

4. 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.

5. The following submissions of the promoter are noteworthy before examining the issue of grant of extension under Section 7(3) of the Act:
 - A. Outbreak of Covid-19: The project was started prior to outbreak of COVID-19, which had an impact on real estate project for nearly 2 years, from March 2020 to February 2022 which has severely impacted the availability of labour and disrupted the supply chain, causing significant delays in the construction activities. This has resulted in slow progress in construction. However, we are trying to complete the project at the earliest.

- B. The cost of balance work to complete the onstruction is Rs. 17,52,05,624/- which can be easily met out of receivable from sold units of Rs. 29,70,25,206/-The project can be completed with positive feasibility and cash flow. Annexed herewith Engineer certificate certifying that balance work can be completed on or before 30.10.2026. Annexed herewith Form 3 as on 31.03.2025 reflecting the financial feasibility for completion of the project.
- C. That structural works for Building/Wing Number 1, including excavation, plinth construction, ground floor, first floor, and twenty-one slabs of the superstructure, have been fully completed. Internal finishing works comprising internal walls, plastering, flooring, and installation of doors and windows within the flats/premises have reached 36% completion. Sanitary fittings and electrical installations within individual flats have progressed to 16%. Works related to staircases, lift wells, and lobbies at each floor level, along with installation of overhead and underground water tanks, stand at 72% completion. External development works, including plumbing, plaster, elevation, and terrace waterproofing, are 35% complete. Installation of lifts, firefighting systems, water pumps, common area electrical works, mechanical equipment, compliance activities, and final finishing works have achieved 41% completion. Overall, while structural elements are fully completed, the project is in an advanced stage of services installation and finishing works.
- D. That there are a total of 336 units in the project, out of which 211 have been sold/booked. As per RERA provisions, consent from 51% of the allottees is required for extension of project timelines. The project is located in a remote area, which has significantly impacted our ability to obtain the required percentage of consents from the allottees. All units in the project have been sold to individual allottees, many of whom reside in different cities or regions, making collective communication and coordination extremely challenging. However, the logistical difficulties in securing physical signatures and individually convincing each allottee have proven to be a time-consuming process.

Additionally, the situation has been further compounded by the fact that our agreement is currently withheld due to the pending extension, adding to the concerns of the allottees.

6. 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.”

7. 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 **29.11.2025 to 30.10.2026**. 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

8. The extension application is **allowed**, and the extension for the project is granted from **29.11.2025 to 30.10.2026** 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