

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

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

**REGULATORY CASE NO. 406 OF 2025**

PROMOTER NAME CLASSIC PROMOTERS AND BUILDERS  
PRIVATE LIMITED

PROJECT NAME WORLD THREE - SOLITAIRE WORLD

**MAHARERA PROJECT REGISTRATION NO. P52100018407**

**Order**

*(In an extension application)*

**September 15<sup>th</sup>, 2025**

*(Date of hearing -05.09.2025)*

**Coram: Manoj Saunik, Chairperson, MahaRERA**

Advocate Jayanti Kulkarni 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 "WORLD THREE - SOLITAIRE WORLD" under section 5 of the Act bearing MAHARERA Registration No. **P52100018407** (hereinafter referred to as the "Project").
2. The promoter has filed an extension application no. EA15072502076 on 16.07.2025 (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 05.09.2025, wherein the following roznama was recorded:

*"Heard the advocate for the applicant promoter on the extension application. The learned advocate submitted that the project is 90% complete. Accordingly, the promoter seeks extension of the project completion till 30.06.2026. 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 30.06.2023. MahaRERA granted three (3) extensions on the ground of Covid-19 pandemic totalling for one year which were granted to all the projects registered with MahaRERA and qualifying under Notifications / Orders Nos. 13, 14 & 21 along with extension under section 6, whereby the date of completion was extended up to 30.06.2025. The promoter seeks extension of the project till 31.06.2026
4. The promoter submits the following and avers that the delay in completion of the project is due to following reasons:
  - A. That illegal slum encroachments around the project layout hindered site access and progress. The official correspondence was made with Pune Municipal Corporation and Police seeking assistance for clearance.
  - B. That major encroachments have been cleared but a few still remain. That active coordination is ongoing with PMC and encroachers for full completion is in process.
  - C. That rehabilitation discussions have been prolonged due to the sensitive nature of the issue.
  - D. That recent traffic regulation changes imposed restrictions on heavy vehicle movement and these restrictions directly impacted material transport and construction scheduling.
  - E. That the above challenges have collectively resulted in a delay of over 15 months but we are in position to complete in 12 months. Thus, extension request is made under force majeure conditions, beyond the promoter's control..
  - F. Considering the above referred situations, we would request you to Extend the Date for completion of the Project till 30/06/2026 on Conservative side.

G. That RCC work of the project is complete and finishing work is currently in progress. Fit out materials have been ordered and to ensure timely completion additional vendors have been appointed.

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 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."*

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 **30.06.2025 to 31.06.2026**. 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 **30.06.2025 to 31.06.2026** 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**