

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

HEARING IN HYBRID MODE

REGULATORY CASE NO. 413 OF 2025

PROMOTER NAME

VISHAL ASHOK CHUGERA

PROJECT NAME

NIVAAN HILLS

MAHARERA PROJECT REGISTRATION NO. P52700045650

ORDER

(In an extension application)

November 14th, 2025

(Date of hearing –03.11.2025-matter reserved for order)

Coram: Manoj Saunik, Chairperson, MahaRERA

Advocate Karan Varma is present for the applicant promoter through VC.

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 "NIVAAN HILLS" under section 5 of the Act bearing MAHARERA Registration No. P52700045650 (hereinafter referred to as the "Project").
2. The promoter has filed an extension application no. EA07102518050 on 08.10.2025 (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 03.11.2025, wherein the following roznama was recorded:
"Heard the learned advocate for the applicant promoter on the extension application. Matter 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 30.04.2025. The applicant promoter submits that the project has been delayed due to persistent non-cooperation by several allottees, including non-payment of agreed charges and refusal to provide consent for society formation. Further, repeated damage to common amenities during

construction on individual plots, refusal to bear penalties, and continuous demands for alterations in common amenities compelled repeated re-work and repairs, thereby causing unavoidable delays in project completion. Hence, the promoter has applied for extension vide the extension application herein under section 7(3) of the Act for the period from 01.05.2025 to 30.06.2027.

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. The applicant promoter submits that the project is a plotted development. The original completion date of the project was 30.04.2025. However, due to circumstances beyond the control of the promoter, the project could not be completed within the stipulated timeline.
 - b. It is submitted that certain allottees have failed to cooperate in the completion of the project, as they have refused to pay the agreed Society Formation and Legal Charges, have not consented to formation of the society, and have not paid maintenance charges as agreed. Further, several allottees have neglected common amenities, caused damages due to construction activity on their respective plots, and refused to pay penalties for the same.
 - c. It is stated that repeated damage to common areas and constant demands for changes or re-work in common amenities by groups of allottees have

resulted in delays and compelled the promoter to carry out repeated repair and rectification works.

- d. The promoter further submits that its priority is to complete the pending development works, including repair and improvement of common amenities, certain additional agreed amenities, formation of a maintenance society by securing consent of more than 50% of allottees in due course, and thereafter handing over the common areas and facilities to the said society.
 - e. The applicant promoter therefore prays that the Authority may kindly grant extension for completion of the project until 30.06.2027.
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 of the project completion date from **01.05.2025 to 30.06.2027**. 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 **01.05.2025 to 30.06.2027** 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