

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

HEARING IN HYBRID MODE

REGULATORY CASE NO. 417 OF 2025

PROMOTER NAME

NEUMEC AND SANGAM JV

PROJECT NAME

SHAHID NAGAR

MAHARERA PROJECT REGISTRATION NO. P51900002527

ORDER

(In an extension application)

November 14th, 2025

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

Coram: Manoj Saunik, Chairperson, MahaRERA

Advocate Parth Chande 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 "SHAHID NAGAR" under section 5 of the Act bearing MAHARERA Registration No. P51900002527 (hereinafter referred to as the "Project").
2. The promoter has filed an extension application no. EA11092502560 on 11.09.2025 (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. The applicant has revised the extension sought from 31.12.2028 to 31.12.2027. The learned advocate for the applicant appears and submits that the project is substantially completed and only two floors remain to be finished. He further submits that the extension period has been reduced, and the applicant now seeks extension till 31.12.2027 instead of 31.12.2028.
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 30.06.2023. 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 granted under section 6, whereby the date of completion was extended upto 29.06.2025. The applicant promoter submits that the project has been delayed due to the impact of the COVID-19 pandemic, which disrupted construction activities and supply chains. Additionally, subsequent revisions in the sanctioned plans introducing extra service floors expanded the project's overall scope. These factors collectively contributed to the extended project timeline. Hence, the promoter has applied for extension vide the extension application herein under section 7(3) of the Act for the period from 30.06.2025 to 31.12.2028. However, during the hearing, the learned advocate for the applicant promoter submitted that the promoter has reconsidered the project schedule and accordingly revised its request by reducing the extension period. The promoter now seeks an extension only up to 31.12.2027, in place of the originally sought date of 31.12.2028. Accordingly, the revised request for extension up to 31.12.2027 is hereby allowed.

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 comprises Ground + 7 Upper Floors, with the Ground to 3 Floors designated for commercial use and the 4th to 7th Floors for residential use.
 - b. The project was delayed due to circumstances beyond the control of the promoters – including the impact of the COVID-19 pandemic, subsequent revisions in sanctioned plans, and related regulatory delays – the project could not be completed within the stipulated timeline.
 - c. That substantial construction of the project had been completed as per the then-approved plans, and a Part Occupancy Certificate (OC) was obtained. Possession was accordingly handed over to the tenants and allottees.
 - d. The promoters submit that the initial sanctioned plan (2010) did not include the additional 3rd Floor units, 4th Service Floor, and 5th Service Floor. Subsequently, revised plans were approved on 14.02.2022 and 31.07.2024, which introduced these additional components, thereby expanding the project scope and extending the completion timeline.
 - e. The promoters further submit that the remaining work is limited to the balance of the 4th Service Floor (approximately 80% completed) and the entire 5th Service Floor. However, since the existing premises are already occupied, construction activities can only be undertaken on limited non-operational days, leading to further unavoidable delays.
 - f. The promoters also confirm that no complaints or proceedings are pending before MahaRERA or any other Court, Tribunal, or Forum in respect of the said project.
 - g. In view of the above, the promoters now seek an extension of the project completion date from 29.06.2025 to 31.12.2027.
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 **30.06.2025 to 31.12.2027**. 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 **30.06.2025 to 31.12.2027** 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

