

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

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

REGULATORY CASE NO. 394 OF 2025

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|---------------|------------------------------------|
| PROMOTER NAME | GODREJ SKYLINE DEVELOPERS LIMITED |
| PROJECT NAME | FOREST GROVE AT GODREJ PARK GREENS |

MAHARERA PROJECT REGISTRATION NO. P52100023129

ORDER

(In an extension application)

August 16th, 2025

(Date of hearing –11.08.2025-matter reserved for order)

Coram: Manoj Saunik, Chairperson, MahaRERA

Mr. Rajan Sengupta is present for the 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 “FOREST GROVE AT GODREJ PARK GREENS” under section 5 of the Act bearing MAHARERA Registration No. **P52100023129** (hereinafter referred to as the “**Project**”).
2. The promoter has filed an extension application no. EA24072502186 on 25.07.2025 (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 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. It is observed that the promoter has uploaded the current photographs of the project site on 12.08.2025, subsequent to which the Authority has taken up the matter for consideration of the extension application. The promoter has also submitted the other requisite documents, including quarterly progress reports and a detailed statement outlining the reasons for delay.
4. 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 31.03.2024. 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 respectively along with extension granted under section 6, whereby the date of completion is extended upto 30.03.2026. The promoter submits that the project comprises seven towers, of which four are nearing completion, while three (A1, A2, A4) have suffered delays due to multiple factors. The delays are attributed to COVID-19 disruptions, non-performance and disputes with the principal contractor, work stoppages and litigation, PCMC's construction ban for poor AQI, and strikes affecting raw material supply. Hence, the promoter has applied for extension vide the extension application herein under section 7(3) of the Act for the period from 31.03.2026 to 30.03.2028.
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 following submissions of the promoter are noteworthy before examining the issue of grant of extension under Section 7(3) of the Act:
 - a. The promoter states that the project consists of seven towers, of which four (A3, A5, A6, A7) are in advanced stages of finishing work. However, the remaining three towers (A1, A2, A4) have experienced significant delays.
 - b. The promoter has obtained consent from 23 of the 1086 allottees, which accounts for approximately 2.11% of the total. Despite not meeting the required 51% consent, the promoter requests the application be considered, stating their full commitment to completing the project, of which over 59% is already finished.
 - c. They argue that denying the extension would prevent access to the RERA-designated bank account, thereby halting payments to contractors and government agencies, and jeopardizing the project's completion.
 - d. The promoter states the primary reasons for the delay in completion of project are as follows:
 - i. COVID-19 Pandemic and Supply Chain Disruptions: The progress of the project was significantly hampered during FY-21 and FY-22 due to the COVID-19 pandemic. This led to labour shortages, health and safety issues, and a cascading effect on subsequent work. Specific supply chain disruptions included delays in procuring aluminium windows following an import ban from 27.03.2020, and sourcing tiles from Gujarat due to interstate movement restrictions imposed on 23.03.2020.
 - ii. Contractor Non-Performance and Disputes: The principal contractor for Towers A1, A2, and A4, Viraj Projects India Private Limited, appointed in March 2020 for core and shell work, faced severe financial difficulties. Despite financial assistance from the promoter, the contractor failed to deploy adequate manpower, leading to significant shortfalls from February 2021 to March 2023. This

resulted in substantial milestone delays, with some activities being delayed by over 1,000 days.

- iii. Work Stoppage and Litigation: The contractor's failure to pay local sub-contractors led to agitations and work stoppages for a cumulative 42 days between 18.12.2022 and 30.06.2023. Following the termination of the contract, the developer faced further delays due to litigation initiated by the vendor on 04.11.2023 (CARBP No. 31331 of 2023 and CARBP No. 31264 of 2023). This legal action, and the subsequent non-cooperation of the vendor, prevented the removal of the vendor's machinery from the site, halting progress until March 2024. The vendor's actions also prompted the developer to file a police complaint on 07.02.2024.
 - iv. Construction Ban and Other Factors: A construction ban was imposed by the PCMC on 13.11.2023 due to a poor Air Quality Index (AQI), leading to the demobilization of labour. Additionally, a strike by the Pune RMC Association and Pune Crushers Association caused delays due to the non-supply of raw materials.
 - e. The Promoter prays for the grant of extension of project completion timeline till 30.03.2028.
7. 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.”*
8. 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. While the promoter has sought extension till 30.03.2028, the Authority considers it appropriate to grant a shorter extension at this stage to enable periodic review of the project's progress and to ensure that interests of all stakeholders, particularly the allottees, continue to be safeguarded. Therefore, in the interest of the allottees, the Authority grants extension from **31.03.2026 to 30.09.2027**. 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

The extension application is **allowed**, and the extension for the project is granted from **31.03.2026 to 30.09.2027** 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