

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

**Complaint No. CC00600000079271**

Vasant Ramchandra Shimpi

..... Complainants

**Versus**

Sunteck Reality Limited

..... Respondent

**Project Registration No. P99000017606**

**Coram: Hon'ble Dr. Vijay Satbir Singh, Member – 1/MahaRERA**

The complainant appeared in person.

Adv. Vaishali Bhamat appeared for the respondent.

**ORDER**

(7<sup>th</sup> October, 2019)

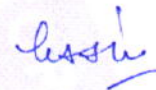
1. The complainant has filed this complaint seeking directions from MahaRERA under section-7 of the Real Estate (Regulation & Development) Act, 2016 (herein after referred to as "the RERA") to cancel the MahaRERA registration granted in favour of the respondent known as "**Suneck West World-1**" bearing MahaRERA registration No. **P99000017606** at Tivri, Naigaon (East), Dist Palghar.
2. This matter was finally heard today. During the hearings, both the parties have made their respective submissions. It is a case of the complainant that he is the owner of plot of land bearing survey No. 8, Hissa No. 2. The respondent has obtained MahaRERA registration for the said project on the basis of fake documents. The complainant stated that without any authority, the respondent has mentioned the said survey No. and uploaded the commencement certificate issued by the concerned competent authority showing survey No. 8, Hissa no 2. The complainant, therefore, prayed



MahaRERA to cancel the said registration and to take action against the respondent.

3. The respondent disputed the claim of the complainant and argued that, the plot of land claimed by the complainant, bearing survey No. 8, Hissa No.2 is not a part of the project, which is registered with MahaRERA. However, there was an error committed while issuing commencement certificate issued by the concerned competent authority, wherein the said property of the complainant mentioned. Subsequently, concerned competent authority rectified the said error and revised plinth completion certificate on 13/2/2019 and the same is uploaded on website by the respondent.
4. The respondent further stated that the complainant is neither the owner nor the allottee of this project, registered with MahaRERA and therefore, he has no locus standi to file this complaint; hence, prayed for dismissal of this complaint.
5. The MahaRERA has examined the arguments advanced by both parties as well as the records. In the present case, the complainant is seeking revocation of the registration certificate obtained by the respondent on the ground that, the same is obtained on fake documents. On perusal of project, prima facie, it appears that, in earlier permissions granted by the concerned authority the survey No. 8, Hissa No. 2 claimed by the complainant, was shown or included / incorporated in the said complaint. The respondent shows that the error was committed and the same is now rectified by the concerned authority and the revised plinth completion certificate uploaded on the MahaRERA website shows that the survey No. claimed by the complainant is not being included in the said permission.

6. In view of this fact, the MahaRERA do not find any substance in contention raised by the complainant for revocation of the registration.
7. The MahaRERA further observed that, the complainant has not made out any case under Section-7 for revocation of registration u/s 37 of the RERA Act. Therefore, the complaint stands dismissed for want of merits.
8. With regard to the contentions raised by the complainants for alleged forgery documents done by the respondent, the complainant would be at liberty to adopt appropriate legal action.



(Dr. Vijay Satbir Singh)  
**Member - 1/MahaRERA**