BEFORE THE MAHARASHTRA
REAL ESTATE REGULATORY AUTHORITY, MUMBAI

Hearing held through hybrid mode.

REGULATORY CASE NO. 423 OF 2025

GUARDIAN LANDMARKS LLP … APPLICANT (PROMOTER)

GUARDIAN WIND SHIRE PHASE 2 …PROJECT NAME

MAHARERA PROJECT REGISTRATION NO. P52100002080

Order

March 10th, 2026
(*Date of hearing –21.11.2025 - matter reserved for order*)

Coram: Manoj Saunik, Chairperson, MahaRERA
Advocate Nilesh Borate present through VC.

1. The applicant herein had registered the project namely "GUARDIAN WIND SHIRE PHASE 2" under section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**Act**") of Real Estate Regulatory Authority ("**RERA**") bearing MAHARERA **Registration No. P52100002080** (hereinafter referred to as the "**Project**").

2. On 26.08.2024, an application was made by the applicant for seeking deregistration of the project. In this regard the case was heard by this Authority on 21.11.2025 wherein the following roznama was recorded:

   1. *"Heard the representative of the applicant promoter on deregistration application.*
   2. *Matter reserved for orders."*

3. Before examining that whether the present application be allowed or not, the Authority deems it appropriate to note the following observations:

   A. At the outset, it is observed that there were two number of complaints filed in the captioned project. Complaint nos. CC005000000127127 and CC005000000127125 were disposed in view of the withdrawal application

dated 23.04.2024 and continued absence of the parties in the hearing of these matters before the Authority.

B. It is pertinent to note that the captioned project was registered on 31.07.2017.

C. The promoter has not uploaded / filed the declaration of sold and unsold inventory even for once as prescribed by MahaRERA to be updated from time to time. These details being essential information to adjudicate upon this present application is neither updated not filed by the promoter with this application. The details manually updated by the promoter on the project registration webpage online reflects that there are total 144 units in the project out of which 17 are updated as booked.

D. The promoter in their undertaking dated 26.08.2024 states that there are 12 bookings which comes as a contradiction to their previously updated details on the project.

E. Further declaration and quarterly progress reports are not filed with this authority in order to ascertain the actual position of the cost incurred / interests of any buyer created in the captioned project.

4. Upon perusal of the records and the declaration filed by the promoter, it is found that the actual position regarding the details of allottees from whom monies have been received and bookings have been accepted has not been placed on record in a complete and transparent manner. The disclosures made are insufficient and do not reflect the full particulars required to assess the factual status of the project. The Authority cannot act in ignorance of the material fact as to how many allottees have actually invested their monies in the project, the quantum of monies received from such allottees, and whether the claims of such allottees have been duly settled or continue to subsist. In view of the above observations, the Authority deems it appropriate to reject the present application for lack of clarity over the essential details of the project. The promoter is directed to update all the details and materials on record which provides sufficient clarity with all

the supporting documents required to substantiate the same within thirty (30) days from the date of this order.

5. In the interest of ease of business, the promoter is at liberty to approach the Authority vide a restoration application for deregistration along with all the relevant materials prescribed by the Authority from time to time.

6. The promoter is directed to deposit a cost of Rs 20,000/- for not updating and filing the declaration pertaining to sold / unsold inventories and other compliances prescribed to be updated from time to time which was necessary on the part of the promoter before filing the captioned application. The cost to be deposited with the Authority within 30 days from the date of this order. The restoration application shall only be considered once the cost is deposited and evidence of the same is filed along with the restoration application.

7. The captioned application stands disposed with above directions.

MANOJ SAUNIK Digitally signed by MANOJ SAUNIK Date: 2026.03.10 17:08:06 +05'30'

Manoj Saunik
Chairperson, MahaRERA