BEFORE THE MAHARASHTRA
REAL ESTATE REGULATORY AUTHORITY, MUMBAI

Hearing held through hybrid mode.

REGULATORY CASE NO. 396 OF 2025

SHEWALKAR DEVELOPERS LIMITED … APPLICANT (PROMOTER)

RAM SHEWALKAR PARISAR …PROJECT NAME

MAHARERA PROJECT REGISTRATION NO. P51000009928

Order

March 10th, 2026
(*Date of hearing –27.10.2025 - matter reserved for order*)

Coram: Manoj Saunik, Chairperson, MahaRERA
Mr. Ashutosh Shewalkar and Mr. Shabbir Khan present for the promoter.

1. The applicant herein had registered the project namely "RAM SHEWALKAR PARISAR" under section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**Act**") of Real Estate Regulatory Authority ("**RERA**") bearing MAHARERA **Registration No. P51000009928** (hereinafter referred to as the "**Project**").

2. On 09.05.2024, an application was made by the applicant for seeking deregistration of the project. In this regard the case was heard by this Authority on 27.10.2025 wherein the following roznama was recorded:

    1. *"Heard the applicant. The representative of the promoter seeks deregistration of the part of the captioned project. The promoter submits that the captioned project is in Yavatmal district and they divided the captioned project in three clusters particularly two buildings of three bedroom apartments, seven buildings of two bedroom apartments and three buildings of one bedroom apartments. That they have completed construction of one building each from the clusters of three bedroom apartments and two bedroom apartments and have completed construction of two buildings in the cluster of one bedroom apartments. The representatives further submit that they have abandoned the remaining part of construction due to non-receipt of any booking from public.*
    2. *The case pertains to partial deregistration of some area for which registration is granted. The details of allottees and whether interest created/ not created pertaining to the apartments of the project particularly with respect to the proposed*

deregistration area is not placed on record. Affidavit with respect to the same with the details of the demarcation and complete specifications of the area sought to be deregistered is not placed on record.

3. *After perusal of record, it is found that the promoter has declared bookings received in nine buildings in the captioned project, however the registered details reflect five different buildings all of some other name in the project. As there are no details provided with respect to such discrepancies, the promoter is directed to submit information and explanation to clear the picture.*
4. *In view of the above the promoter is directed to submit the details of area and building details which are abandoned and sought to be deregistered, an affidavit on record stating the details of any interest created on the same via sale or any other transaction, that whether the allottees are settled OR that there are zero allottees along with the evidence, if any through an affidavit. The promoter is directed to update all the pending quarterly progress report.*
5. *Subsequent to filing of affidavits with required clarification and the prescribed documents, the matter shall be 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. During the course of the hearing, the promoter submitted that 4 out of a total of 12 buildings, belonging to 3 different clusters, have been completed and that the remaining portion of the project is sought to be deregistered. However, as per the records available on the MahaRERA portal, five clusters are registered, and the number of buildings in each cluster has not been specified.

B. The declaration dated 30.09.2024, providing details of sold and unsold inventory, contains information pertaining to only 9 specifically named buildings, and in all such buildings some inventory is shown as sold. This is contrary to the submission made by the promoter during the hearing, wherein it was stated that there are no sales or bookings in 8 buildings, which are claimed to have been abandoned due to lack of bookings.

C. The Authority, during the hearing dated 27.10.2025, had directed the promoter to submit information and clarification regarding the exact number of buildings forming part of the project. In response, the promoter filed an affidavit dated 02.12.2025, stating that 3 commercial buildings and 9 residential buildings are proposed to be deregistered. The Authority

observes blatant contradictions in the submissions of the promoter. On one hand, during the hearing, the promoter submitted that the project comprises 12 buildings and provided certain details thereof. On the other hand, in the affidavit, the promoter states that 12 buildings are abandoned and seeks deregistration of the same. If the affidavit is to be treated as correct, it becomes unclear as to which 4 buildings, belonging to the respective clusters, are stated in the hearing to have been completed.

D. In view of the above, the Authority finds that serious discrepancies exist between the records and the submissions made by the promoter, thereby creating substantial ambiguity regarding the actual configuration and status of the buildings forming part of the captioned project.

4. In view of the above observations and findings based on the materials placed on record by the promoter, 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.

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 noncompliance of directions issued in hearing dated 27.10.2025 in appropriate manner which was necessary on the part of the promoter for fair adjudication in 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
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Date: 2026.03.10 17:11:04 +05'30'

Manoj Saunik
Chairperson, MahaRERA