BEFORE THE MAHARASHTRA
REAL ESTATE REGULATORY AUTHORITY, MUMBAI

HEARING IN HYBRID MODE

REGULATORY CASE NO. 415 OF 2025

PROMOTER NAME CLASSIC PROMOTERS AND BUILDERS PRIVATE LIMITED

PROJECT NAME SOLITAIRE BUSINESS HUB PHASE II, SOLITAIRE WORLD

MAHARERA PROJECT REGISTRATION NO. P52100017591

Order
(In an extension application)

November 14th, 2025
(*Date of hearing –03.11.2025-matter reserved for order*)

Coram: Manoj Saunik, Chairperson, MahaRERA
Advocate Aditya Suryarao 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 "SOLITAIRE BUSINESS HUB PHASE II, SOLITAIRE WORLD" under section 5 of the Act bearing MAHARERA Registration No. P52100017591 (hereinafter referred to as the "Project").

2. The promoter has filed an extension application no. EA16092502594 on 16.09.2025 (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. He is seeking extension till 31.03.2027. He submits that the delay is primarily due to an illegal encroachment on the southern side of the project land. He further submits that steps are being taken to remove the said illegal encroachment with the assistance of the local authority.*
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 30.09.2023. 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 30.09.2025. The applicant promoter submits that the project has been delayed due to factors beyond its control, primarily on account of illegal slum encroachments around the project site which obstructed access, movement of labour and materials, and delayed construction despite intervention by civic and police authorities. Further delays were caused due to recently imposed traffic restrictions on heavy vehicles, adversely impacting material movement and construction timelines. Hence, the promoter has applied for extension vide the extension application herein under section 7(3) of the Act for the period from 01.10.2025 to 31.03.2027.

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 is delayed due to circumstances beyond its control.

   b. The applicant submits that construction progress was significantly impacted due to illegal slum encroachments in and around the project site,

which hindered access, obstructed movement of vehicles and labour, and delayed construction activities. Despite issuance of permissions, ground-level clearance was delayed due to resistance by encroachers and the sensitive nature of the area. Correspondence was undertaken with the Pune Municipal Corporation and Police Authorities, including communication dated 26.01.2024 from the Sr. Police Inspector and letter dated 28.01.2024 from PMC. While major encroachments have now been cleared, a few remain, and efforts are ongoing in coordination with PMC for complete removal.

c. The applicant further submits that recently imposed traffic regulations in the area restricted the movement of heavy vehicles, thereby affecting transportation of construction material and disrupting construction scheduling. Press notes dated 03.08.2024 and 30.06.2025 evidencing such restrictions are placed on record.

d. It is submitted that due to the above external constraints, construction progress slowed down, which adversely impacted sales and buyer confidence, leading to cancellations and resulting in difficulty in obtaining consent from 51% allottees.

e. The applicant submits that the RCC work for the project is completed and finishing work is in progress. Fit-out materials have been ordered, and additional vendors have been appointed to ensure timely completion of the remaining works.

f. The applicant prays that the Authority may consider the application and grant extension of the project completion date till 31.03.2027.

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 **01.10.2025 to 31.03.2027.** 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 **01.10.2025 to 31.03.2027** 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 Digitally signed by MANOJ SAUNIK Date: 2025.11.16 22:47:42 +05'30'

Manoj Saunik
Chairperson, MahaRERA