BEFORE THE

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

MUMBAI

SUO MOTU CASE NO. 48 of 2020

Secretary, Maharashtra Real Estate Regulatory Authority ... Complainant

Versus

Charms Corporation ... Respondent

P C Parvadiya & Asso. (Chartered Accountant)
Satish Kanade (Project Architect)
... Project Professionals

MahaRERA registration no: P51700004476

Corum: Shri. Gautam Chatterjee, Chairperson, MahaRERA

Respondent was represented by Mr. Anoop Anish.
None appeared for the Project Professionals.

Order

February 10, 2020

1. This is a suo-motu matter taken up by MahaRERA against the Respondent's project 'Charms Park Phase 1' which is registered with MahaRERA Registration no. P51700004476.

2. On review of the Respondent's project registration, it is observed that the project registration of the said project has lapsed on March 31, 2018 and thereafter, no extension of the date has been either sought or granted under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder. Further, the details available on the project registration webpage show that the project is not yet completed. Moreover, the Respondent has not uploaded the Annual Audit Report of Statutory C.A. -

Form 5 for F.Y. 17-18 and F.Y. 18-19 till date as required under the provisions of section 4(2)(l) and section 11(1) of the Real Estate (Regulation and Development) Act, 2016 read with Regulation 4 of the MahaRERA General Regulations, 2017.

3. Since, there have been no online complaints filed with MahaRERA in this project, as yet, this matter was taken up as a Suo Motu Complaint and the Respondent and Project Professionals, associated with the project, were called for the hearing. The Representative of Respondent, Mr. Anoop Anish, who appeared for hearing, submitted that the project could not be completed in the stipulated time.

4. At this stage when the project registration period has lapsed, the only way forward would be to protect the right of the allottees and enable them to form an Association of allottees who can take an informed decision regarding carrying out the balance work to complete the project.

5. In view of the above facts, the Respondent, Charms Corporation, is hereby directed to handover the list of allottees of the said project, along with their contact details, to all the allottees of the said project, along with a copy of this order, to enable the allottees to form an association of allottees and thereafter take an informed decision pertaining to the said project. Thereafter, the association of allottees may like to proceed under Section 7/8 of the Act as per the MahaRERA Order no. 8/2019 dated March 29, 2019.

6. The Respondent is directed to upload the Annual Audit Report of Statutory C.A. - Form 5 for F.Y. 17-18 and F.Y. 18-19 within 15 days from the date of this Order.

7. Consequently, the matter is hereby disposed of.

(Gautam Chatterjee)
Chairperson, MahaRERA