MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण

No. MahaRERA/DC/LAO-BL-6657/2025

Date: 06.05.2025

To,
The Branch Manager,
SHANKAR NAGAR, HDFC BANK

Subject: Freezing of Bank Account bearing No. 50200057399460 operated by "PANDURANG GOVINDRAO CHALAKH"

Ref: 1. Project Name "CHALAKH ARCADE";

2. MahaRERA Project Registration Number P50400029388;

3. MahaRERA order dated 02.04.2025

Dear Sir/ Madam,

Promoter, PANDURANG GOVINDRAO CHALAKH, has registered his project CHALAKH ARCADE under section 5 of Real Estate (Regulation and Development) Act, 2016 *(the Act)*. The said real estate project is situated at 40 at Pipri (CT), Wardha, Wardha, Maharashtra - 442001. The Real estate project is duly registered with MahaRERA, bearing Registration No. P50400029388. As per the provision of section 4(2)(l)(D) of the Act, a promoter who desires to register his real estate project with MahaRERA is required to open a designated bank account. Accordingly, promoter, PANDURANG GOVINDRAO CHALAKH, has opened the designated bank account at your branch, the particulars whereof is mentioned at the above subject.

9th floor Housefin Bhavan, Plot No.C-21,
E-Block, Near Kamgar Bhavan,
Behind RBI Building, Bandra-Kurla-Complex,
Bandra (East) Mumbai 400 051
Phone 022-68111600

९ वा मजला , हाऊसफिन भवन, प्लॉट नं.सी-२१,
ई ब्लॉक, कामगार भवन जवळ, RBI इमारतीच्या
मागे, बांद्रा- कुर्ला-कॉम्प्लेक्स, ,
वांद्रे (पूर्व), मुंबई ४०० ०५१
दूरध्वनी ०२२-२६८१११६००

Since promoter, PANDURANG GOVINDRAO CHALAKH, committed breach of provision of the Act, MahaRERA, in exercise of powers conferred upon it under section 7 of the Act, the MahaRERA project registration No. P50400029388 has been kept in abeyance vide MahaRERA order dated 02.04.2025. The copy of the order is enclosed herewith for ready reference.

In view of the order passed by the MahaRERA, you are hereby called upon to comply with the order and to Freeze the bank account maintained by the promoter, PANDURANG GOVINDRAO CHALAKH until further notice from MahaRERA. The particulars of the Bank account are as follows:

Promoter Name	:	**PANDURANG GOVINDRAO CHALAKH**
Account Number	:	**50200057399460**
Bank Name	:	**HDFC BANK**
Branch Name	:	**SHANKAR NAGAR**
IFSC Code	:	**HDFC0000102**

Kindly confirm the action taken at your end by replying to this letter immediately.

Digitally Signed By
RAMESH WAMAN PAWAR
MAHARASHTRA REAL ESTATE
REGULATORY AUTHORITY
Maharashtra
India 400051
07 MAY 2025 05:53:46 PM +0530

(Ramesh Pawar)
Director (Compliances), MahaRERA

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

No: MahaRERA/DC/LAO/4109/2025

Date: 02.04.2025

Ref: In the matter of:

1. Real estate project **"CHALAKH ARCADE"** registered with MahaRERA under registration No. **P50400029388,**
2. Show cause notice dated **05.11.2024.**

Promoter, **PANDURANG GOVINDRAO CHALAKH,** had registered the real estate project **CHALAKH ARCADE (the said project)** under section 5 of the Real Estate (Regulation and Development) Act, 2016 **(the Act)** with MahaRERA, under registration No. **P50400029388** on **29.05.2021.** The date of completion of the said project as declared by the promoter was **31.03.2023.**

On a real estate project being registered with MahaRERA, every promoter is required to mandatorily perform certain functions and duties as demanded by the provisions of the Act, the Rules and Regulations made thereunder, some of which are as under:

i) completion of the real estate project within the stipulated time period and

ii) providing on the project webpage the quarterly/yearly/regular updates.

Considering the fact that the promoter, **PANDURANG GOVINDRAO CHALAKH,** had not completed the said project within the stipulated time period as well as had not provided on the project webpage, the quarterly/yearly/regular updates, by show cause notice dated **05.11.2024,** promoter, **PANDURANG GOVINDRAO CHALAKH,** was called upon to submit within 30 days, an explanation, as to why the said project not completed within the time period stipulated in that regard, why no application was submitted for extension of the time period for completion of the project as well as why the quarterly/yearly/regular updates have not been provided at the project webpage. The said show cause notice dated **05.11.2024** further called upon promoter **PANDURANG GOVINDRAO CHALAKH** to submit all the necessary particulars/statements and documents on the mandatory compliances that ought to have been made. By the said show

cause notice dated 05.11.2024 promoter, **PANDURANG GOVINDRAO CHALAKH** was also called upon to show cause as to why the provision of Section 7 and Section 8 of the Act Should not be invoked and further why penal action under Section 60 and Section 61 of the Act should not be imposed.

However, it is observed that even after the lapse of notice period, you have neither submitted Occupancy Certificate nor applied for extension of project registration.

Your above conduct in not completing the said project within the time period stipulated in that regard, not submitting any application for extension of the time period to complete the said project and not updating / uploading the Occupancy Certificate on the project webpage, is in violation of the provisions of the Act, the Rules and Regulation made thereunder. This conduct is contrary to the objectives of the Act and infringes upon the rights of the home buyers / allottees which cannot be allowed to be diluted, violated and invalidated against the interest of home buyers / allottees. This conscious act of commission and omission of promoter, **PANDURANG GOVINDRAO CHALAKH** defeats the object and purpose of the Act enacted with a specific mandate and legislative intent to protect home buyers / allottees.

In view of the above the following order is passed.

ORDER

a) The project registration granted to the real estate project **CHALAKH ARCADE** under project registration No. **P50400029388** shall be kept in abeyance.

b) Promoter, **PANDURANG GOVINDRAO CHALAKH**, shall not advertise, market, book, sell or offer for sale any units in the real estate project **CHALAKH ARCADE**.

c) The bank holding the project bank account is directed to freeze the said bank account until further notice from MahaRERA.

d) The concerned Joint Registrar of Assurances having jurisdiction to register Agreement for Sale / Sale Deed is directed not to register any Agreement for Sale

/ Sale Deed in respect of the units in the real estate project **CHALAKH ARCADE** until further notice from MahaRERA.

e) Penalty of Rs.50,000/- is imposed upon Promoter **PANDURANG GOVINDRAO CHALAKH** under Section 60 of the Act for contravention of provisions of Section 4(2)(l)(C) of the Act.

This order is issued with the approval of the Authority

Digitally Signed By
RAMESH WAMAN PAWAR
MAHARASHTRA REAL ESTATE
REGULATORY AUTHORITY
Maharashtra
India 400051
04 APR 2025 04:22:10 PM +0530

(Ramesh Pawar)

Director (Compliances), MahaRERA

Copy to:

1. **PANDURANG GOVINDRAO CHALAKH.**
2. **HDFC BANK, SHANKAR NAGAR Branch.**
3. **Joint District Registrar of Assurances, Wardha.**