BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY, MUMBAI

HEARING HELD THROUGH HYBRID MODE

REGULATORY CASE NO. 595 OF 2026

PROMOTER NAME	**NEW WORLD LANDMARK LLP**
PROJECT NAME	**SKY HIGH TOWERS - D1D2**
EXTENSION NO.	**EA03082622001**
PROJECT REGISTRATION NO.	**P52100015918**

ORDER

(In an extension application)

August 31st, 2026

(*Date of hearing – 24.08.2026-matter reserved for order*)

Coram: Manoj Saunik, Chairperson, MahaRERA

Ashwin Shah, representative, appeared on behalf of the applicant Promoter.

1. The applicant is the promoter within the meaning of section 2(zk) of the Act who has registered the project namely **"SKY HIGH TOWERS - D1D2"** under section 5 of the said Act bearing MahaRERA Project Registration No. **P52100015918** (hereinafter referred to as the "Project").

2. The promoter has filed an extension application no**. EA03082622001** (hereinafter referred to as "extension application") seeking extension of the project under section 7(3) of the Act, which was heard by this Authority on 24.08.2026, wherein the following Roznama was recorded.

    1) *Heard the representative for the promoter, who submitted that this is the third extension being sought, and the promoter seeks extension of the project registration from 31.12.2026 to 31.03.2028, for a period of 15 months.*
    2) *The representative further submitted that the project comprises two towers, and approximately 60% of the construction work has been completed. The delay in construction was primarily attributable to the delay in obtaining the environmental clearance and clearance from the National Green Tribunal, Central Zone Bench. It was further submitted that all requisite environmental clearances have now been obtained, and the promoter expects to complete the project expeditiously.*

3) *It was further submitted that out of a total of 272 units, 188 units have been sold.*
4) *It was also submitted that no complaints are pending before the authority in respect of the said project, and the captioned matter is reserved for orders.*

3. Before proceeding further, the Authority notes that the registration details are already on record. The promoter, while seeking registration of the project, declared the date of completion as 31.12.2023. MahaRERA granted extensions on account of the COVID-19 pandemic to all projects registered with MahaRERA and qualifying under Notifications/Orders Nos. 13, 14, and 21 dated 02.04.2020, 18.05.2020, and 06.08.2021. Thereafter, upon applications made by the promoter, MahaRERA granted extensions under Section 6 and 7(3) of the Act, whereby the date of completion was extended up to 31.12.2026. The promoter submitted that the delay in completion of the project was primarily due to the delay in obtaining Environmental Clearance owing to proceedings before the Hon'ble National Green Tribunal, Central Zone Bench, which resulted in the EC process being kept in abeyance. The promoter further submitted that the project was also affected by the COVID-19 pandemic, labour shortages and migration, adverse weather conditions and heavy rainfall, escalation in material and construction costs, inflationary pressures, and geopolitical disruptions affecting the supply chain, resulting in delay. The promoter has, therefore, applied for a further extension under Section 7(3) of the Act.

4. Thus, the issue before this Authority is regarding grant of an extension under Section 7(3) of the Act. In this regard, it is pertinent to note that the promoter has not obtained 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 promoter submitted that the project comprises two towers, with approximately 60% of the construction work completed. The delay was primarily due to the delay in obtaining Environmental Clearance (EC), which was affected by the order passed by the Hon'ble National Green Tribunal, Central Zone Bench, Bhopal, keeping in abeyance the EC proceedings. The said stay was subsequently vacated, and EC was granted.

   b) The promoter further submitted that the project suffered a cumulative delay due to the aforesaid NGT proceedings, coupled with disruptions arising from geopolitical issues and the war in West Asia, which adversely affected the supply chain and project execution.

   c) The promoter also cited the impact of the COVID-19 pandemic, subsequent labour shortages and migration, adverse weather conditions and heavy rainfall, escalation in material and construction costs, and inflationary pressures as additional factors contributing to the delay in completion of the project.

   d) The promoter reported that out of the total 272 units in the project, 188 units have been sold. It was further submitted that no complaints are pending before the Authority in respect of the project.

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 Act aims to promote transparency and efficiency in the real estate sector while protecting the interests of allottees. Non-grant of extension would result in stoppage of the project and impede the promoter from undertaking necessary steps for completion due to lack of valid registration, which would be harsh to the interests of the allottees. Accordingly, the balance of convenience lies in granting extension, subject to conditions ensuring completion of the project. The Authority further notes that extension under Section 7(3) of the Act is necessary to avoid interruption in completion. Therefore, in the interest of the allottees, extension of registration is granted from **31.12.2026 to 31.03.2028** without prejudice to the rights and remedies of the allottees under the Act. "The extension application is accordingly allowed, subject to directions hereinbelow.

FINAL ORDER

8. The extension application is **allowed**, and the extension for the project is granted from **31.12.2026 to 31.03.2028** with the following conditions:

A. The Promoter shall complete the remaining construction work and obtain the Occupancy Certificate within the extended period, without prejudice to the statutory and contractual rights of the allottees under the Agreement for Sale, the allottees shall extend necessary cooperation for completion of the Project.

B. The Promoter shall submit quarterly progress reports to MahaRERA and the allottees, clearly indicating milestone achievements from time to time.

C. The Promoter shall adhere to the revised completion timeline and ensure completion of all balance work within the extended validity period.

D. Any delay, non-compliance, or deviation without sufficient cause shall invite appropriate regulatory action under the relevant provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations framed thereunder.

E. It is hereby directed that the grant of extension shall not affect the rights, claims, or remedies of the allottees in the Project.

MANOJ SAUNIK
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Manoj Saunik

Chairperson, MahaRERA