BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY, MUMBAI

HEARING HELD THROUGH HYBRID MODE

REGULATORY CASE NO. 588 OF 2026

PROMOTER NAME	**H S ASSOCIATES**
PROJECT NAME	**LAGOM HOMES**
EXTENSION NO.	**EA29062621597**
PROJECT REGISTERATION NO.	**P52100026791**

ORDER

(In an extension application)

August 21st, 2026

(*Date of hearing – 13.08.2026-matter reserved for order*)

Coram: Manoj Saunik, Chairperson, MahaRERA

Advocate Parth Chande a/w Advocate Shardul Shringarpure are present for 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 **"LAGOM HOMES"** under section 5 of the said Act bearing MahaRERA Project Registration No. **P52100026791** (hereinafter referred to as the "Project").
2. The promoter has filed an extension application no**. EA29062621597** (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 13.08.2026, wherein the following Roznama was recorded.

    a. *Heard the learned advocates appearing for the promoter organization before this Authority.*
    b. *This is the third extension being sought by the applicant for the present project, on the grounds that the applicant is in the process of amalgamating the adjoining plots with the project plot, pursuant to which construction of new buildings is proposed.*

c. *Since the proposed buildings are yet to be constructed, no sales have been made therein. Accordingly, the applicant seeks extension of the project registration for the period from 01.07.2026 to 31.12.2029. 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 30.06.2026. The promoter submitted that it is in the process of amalgamating the adjoining plots with the project land, pursuant to which construction of new buildings is proposed. The ongoing amalgamation process requires coordination with the concerned revenue and planning authorities for title verification, measurements, boundary corrections and updating of land records, coupled with the proposed revised development and obtaining the requisite approvals. The promoter therefore submitted that, in view of the aforesaid circumstances, it has 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 this is the third extension being sought by the applicant for the present project. The registered project presently comprises B Wing and C Wing, and the construction thereof is stated to be approximately 79% complete.

   b) The promoter further submitted that it is in the process of amalgamating the adjoining plots, requiring necessary coordination with the concerned revenue and planning authorities for title verification, measurements, boundary corrections and updating of land records.

   c) The promoter also submitted that the proposed new buildings are yet to be constructed and no units therein have been sold. Accordingly, the applicant has sought extension of the project registration to complete the revised development, obtain the necessary approvals.

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 **01.07.2026 to 31.12.2029** 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 **01.07.2026 to 31.12.2029** 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