

**Annexure C – Format of Roznama.**

**Date: 20.02.2024**

**Sr. No. 21 to 23 & 25**

**BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY  
AUTHORITY, MUMBAI**

**Video Conferencing Hearing Held by CORAM: Shri Ajoy Mehta,  
Hon'ble Chairperson, MahaRERA**

**Complaint No. CC006000000197964 (SR.NO.21)**

ARTI RAMDAS ANGANE

...COMPLAINANT/S

Vs

1.SAMARTH TSQUARE

2. SHARAD JANI

3. M/S HI-TECH HAFIZI

...RESPONDENT/S

A/W

**Complaint No. CC006000000198636 (SR.NO.22)**

MEERA VISHWANATH POOJARY

...COMPLAINANT/S

Vs

SHARAD HASMUKH JANI

...RESPONDENT/S

A/W

**Complaint No. CC006000000220818 (SR.NO.23)**

INTIKHAB ALAM MEHMMOD TAJIR

...COMPLAINANT/S

Vs

SAMARTH T SQUARE

...RESPONDENT/S

A/W

**Complaint No. CC006000000302975 (SR.NO.25)**

RABIYA CHAUHAN

...COMPLAINANT/S

Vs

SAMARTH T SQUARE

...RESPONDENT/S

**MahaRERA Project Registration No. P51800029225**

**R O Z N A M A**

Appearance of Complainant/s	Appearance of Respondent/s
Sr.No. 21 – Advocate Swapnil Utangle Sr.No. 22 – Advocate Maniksha Sharma Sr.No. 23 – Advocate Shakeeb Shaikh Sr.No. 25 – Advocate Anwar Landge	Sr.No. 21 to 23, 25 - Advocate Shreya Dholakia (Respondent No.1) Respondent No. 2 & 3 - Absent
<p><i>“Urgent hearing matter”</i></p> <p><b><u>Sr.No.21 to 23, 25</u></b></p> <p>Complainants present for Sr.No. 21 to 23 &amp; 25. Respondent No.1 is present who happens to be the new developer. Respondent No. 2 &amp; 3 are not present. Respondent No.2 is the landowner, and the Respondent No. 3 is the erstwhile Developer.</p> <ol style="list-style-type: none"> <li>1. The Complainants bring to our notice that two flat were booked on 16.09.2015. An Agreement for sale was executed but no date of possession is mentioned. On the page showing flats booked in 07.10.2021 their name was shown. However subsequently in 2023, their name is not shown. The Complainants state that the new developer and the landlord are not recognizing their rights even though the same was recognized on 07.10.2021. The Complainants are seeking interest for delayed possession.</li> <li>2. It is noted that the landlord and erstwhile developer are not present in spite of notices being issued.</li> <li>3. The Advocate for the Respondent No. 1 the new developer (SAMARTH TSQUARE) pleads that the landowner had given them rights to develop clearly mentioning that all earlier liabilities will not be going to their account. The new developer states that they have come with clean hands and are trying to complete the project.</li> <li>4. The Authority notes with concern that the landowner is neither present here and nor has he made any attempts to protect the rights of the Allottees as booked by the earlier developer. We also failed to understand as to on what basis the rights of the Allottees have been terminated and freedom has been given to the new developer to taken on new Allottees. In order to protect the erstwhile Allottees it is necessary that the Authority takes steps in these directions. The problem is compounded by the absence of the landowner to explain as to how this state of affairs has come up.</li> <li>5. The Authority in the interim directs:</li> </ol>	

- a. The Secretary to put in abeyance the RERA registration number of this project.
  - b. The Authority hereby directs the collector to ensure that no further transactions on this land would be recorded in the land records.
  - c. The Registrar to ensure that no further sales are taken on record view of the registration number being put in abeyance.
- 6. The matter will be heard on 12.03.2024. Respondent No. 1 & the Complainants to ensure that a copy of this Roznama is served upon Respondent No. 2 (landowner) and the Respondent No. 3 (Erstwhile Developer) with respect to the interim order as dictated above. Parties to note that no further adjournments will be given in this matter.**

**Ajoy Mehta**  
**Chairperson MahaRERA**