

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

Virtual Hearing held through video conference as per
MahaRERA Circular No.: 27/2020

REGULATORY CASE NO. 12 OF 2023

SHIVAM NAKODA BUILDCON
(Partnership firm)

...PROMOTER NAME

VRINDAVAN

...PROJECT NAME

1. MITESH OSWAL &
2. SAGAR ANVEKAR

...APPLICANTS

V/S

1. SACHIN SARKALE &
2. SHIVTEJ BIBVE

...RESPONDENTS

MAHARERA PROJECT REGISTRATION NO. P52100013657

Order

August 26, 2024

(Date of hearing -11.06.2024- matter was reserved for order)

**Coram: Shri. Ajoy Mehta, Chairperson, MahaRERA,
Shri. Mahesh Pathak, Member-1, MahaRERA &
Shri Ravindra Deshpande, Hon'ble Member -2, MahaRERA**

Advocate Prashant Shinde and Partner Mr. Mitesh Fulchand Oswal
(contesting/incoming Partner) for the Applicants.
Advocate Amit Patil a/w Mr. Sachin Sarkade & Mr. Shivtej Bibve
(original/ retiring Partners) for the Respondents.

1. The Promoter namely Shivam Nakoda Buildcon is a registered partnership firm who is a Promoter/Developer (hereinafter referred to as the "**said Promoter**") within the meaning of Section 2(zk) of the of Real Estate Regulatory Authority (hereinafter referred to as the "**Said Act**") and has registered the captioned complaint with the Authority under section 5 of the said Act. Sachin Sarkale and Shivtej Bibve are the Respondents who are the retiring partners of the said Promoter firm. Mitesh Oswal and Sagar Anvekar are the newly admitted incoming partners of the said Promoter firm and are the Applicants herein.

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2. The proposed and revised completion date of the said Project is mentioned as 31.12.2018 and the extended completion date is mentioned as 20.07.2023. The Promoter firm has applied for extension of the said Project to MahaRERA on 10.08.2023 seeking extension till 31.07.2027 bearing Extension Application No. EXT52100017333 which is pending for payment of penalty and compliance of the office scrutiny/objections.

3. The following are the date and events in the captioned case:

SR NO.	DATE	EVENTS
1.	21.03.2023	<p><u>The Respondents herein made an application with the Authority seeking the following original reliefs:</u></p> <p>a. "The Application of the Applicants may kindly be allowed for betterment of the said Project.</p> <p>b. Appropriate action is very much needed against the Opponents i.e. Mr. Mitesh Oswal & Mr. Sagar Anvekar on an urgent basis.</p> <p>c. Hon'ble Authority not to entertain any applications, updates, or representations made by the Opponents or their agents, servants, POA holders, or anyone who acts on their behalf in respect of the said project, since they have no right, title or interest in the project.</p> <p>d. Hon'ble Authority be restrained permanently to the Opponents or their agents, servants, POA holders, and anyone who acts on their behalf to access the MahaRERA Project -Vrindavan Regency for updating or changing any data therein.</p> <p>e. Hon'ble Authority be restrained permanently to the Opponents or their agents, servants, POA holders, and anyone who acts on their behalf to obtain any loan either from financial institutions or Investors against the Project land and or Unsold Inventory of the said project.</p> <p>f. Hon'ble Authority be restrained permanently to the Opponents or their agents, servants, POA holders and anyone who acts on their behalf to enter in to the said project and do the construction activity whatsoever in nature.</p> <p>g. Hon'ble Authority may kindly be taken stringent action against the Opponents for indulging in unfair trade practice.</p> <p>h. Any other just and equitable order may kindly be in favour of the Applicants."</p>
2.	26.05.2023	<p><u>In view of the application dated 21.03.2023 the captioned case was physical heard which was conducted before the full bench on 26.05.2023 whereby the following roznama was recorded by the Authority:</u></p> <p>"Two Partners are present and the other two Partner are absent (details mentioned in appearance section), despite notice.</p> <p>That vide a notarized partnership deed dated 13.02.2023 the Retiring Partners were replaced by the incoming Partners (above named) in the Promoter firm who are developing the captioned Project called Vrindavan under the captioned registration number. However, the condition mentioned in the partnership deed dated 13.02.2023 were not fulfilled by the Incoming Partners therefore the Retiring Partners prays that the username ID used by the Incoming Partners</p>

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		<p>in the captioned project registration number may be kept in abeyance till the next date of hearing and till the entries of the Partners as per partnership deed dated 13.02.2023 is decided.</p> <p>One Weeks' time i.e. till 08.06.2023 is granted to Retiring Partners to file an application along with necessary document (FIR etc.) along with their Written arguments and the prayer for keeping the captioned project in abeyance. An interim order shall be issued after 08.06.2023 once the Retiring Partners file the necessary papers as mentioned above. Next date of hearing shall be intimated in the interim order."</p>
3.	10.04.2024	<p><u>In view thereof, an Order was passed by the Full Bench, the Operative part of the order is reproduced hereunder:</u></p> <p>"11.The Authority notes that there are disputes between the partners and these disputes are being used as a reason to seek the relief of putting the said Project in abeyance. The aggrieved party has completely failed to bring anything on record which satisfies the ingredients required for the Authority to proceed with revocation. This is clearly a case wherein the aggrieved party is attempting to misuse the forum of RERA for settling inter se disputes. The Authority cannot fall prey to such machinations and hence sees no reasons to continue the captioned case and would dismiss the same.</p> <p>12.While the Authority is not mandated to adjudicate upon the inter se disputes of partners it however carries the onerous duty of protecting the interest for the allottees. To this extent the Compliance Cell of MahaRERA shall specifically examine that the Promoter has complied with all the mandated requirements of the said Act. In case there are non-compliances the Compliance Cell of MahaRERA shall take such necessary action so as to ensure that the Promoter complies with the provisions of the said Act.</p> <p>13.In view of the above the captioned case is dismissed as not maintainable. No order as to cost."</p>
4.	30.05.2024	<p><u>Thereafter, the Applicants herein have made an application seeking the following reliefs: (hereinafter referred to as the said "application")</u></p> <p>"That, Mr. Sachin Sarkale and Shivtej Bibve with the help of Adv. Amit Patil and with common intention formed a criminal conspiracy and thereby prepared a forged and fabricated application and ID proofs and submitted the same with and thereby misleded the Hon'ble Maharashtra Real Estate Regulatory Authority and illegally got the e-mail id and mobile numbers updated in the portal of Maha-Rera and further changed the Maha- Rera portal login credentials of Shivam Nakoda Buildcon and caused a irreparable losses as well as mental agony to me.</p> <p>The act of are patent illegal and done with a intention to cheat me as well as cause injury to me. Therefore, a serious action needs to take against Mr. Sachin Sarkale and Mr. Shivtej Bibve and Adv. Amit Patil.</p> <p>I therefore, pray to this to take cognizance of illegal acts of Mr. Sachin Sarkale and Mr. Shivtej Bibve and Adv. Amit Patil and initiate a appropriate legal action against them.</p> <p>I further request to this Hon'ble Maharashtra Real Estate Regulatory Authority to update my Mobile Number 9730959563 and e-mail id mitzoswal@gmail.com in the Maha-Rera portal of project name Vrindivan Rejency having project registration certificate no. P52100013657 and also provide me the login credentials."</p>

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5.	11.06.2024	<p><u>Pursuant to the said application the matter was again listed for hearing on 11.06.2024 and the following roznama was recorded:</u></p> <p>"Advocate Prashant Shinde and Partner Mr. Mitesh Fulchand Oswal (contesting/incoming Partner) for the Promoter.</p> <p>Advocate Amit Patil for Mr. Sachin Sarkade & Mr. Shivtej Bibve (original/retiring Partners) for the Promoter.</p> <p>The original Partners represented by Advocate Amit Patil avers that through regulatory complaint no 12, the Authority had passed certain order on 10.04.2024. However subsequent to that a new application has been filed by the contesting partners dated 30.05.2024.</p> <p>The contesting partners represented by Advocate Prashant Shinde aver that subsequent to the orders of 10.04.2024 they find that the names of the Partners have been change and so also the mobile numbers. They seek restitution of the same. The contesting partners also informs us about certain police cases that have been filed.</p> <p>Parties at liberty to file written submission, if any, on or before 26.06.2024 subsequent to which matter will be reserved for orders."</p>
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4. **Brief facts of the case** are as follows:

- a. The captioned case is re-initiated on the application dated 30.05.2024 filed by the Applicants herein (who are the **Incoming Partners**) against the Respondents (**Retiring Partners**) of the said Promoter's Partnership Firm.
- b. The Promoter's partnership firm was constituted and registered with the Registrar of partnership firm, Pune on 10.05.2012. At the time of formation of the said partnership firm there were total 4 partners namely Mitesh Oswal, Sagar Anvekar, Mr. Santosh Dhumal and Mr. Vivek Pawar.
- c. On 09.09.2021, the partnership firm again entered into Deed of Admission of New Partners and Retirement of Old Partners. By virtue of the said Deed, Sagar Anvekar and Vishal Kamate retired from the partnership firm and Sachin Sarkale and Shivtej Bibve were admitted as new partners in the partnership firm qua a Deed of Admission of New Partner and Retirement of Old Partner dated 09/09/2021 bearing notarial Sr. No. 3383/2021.
- d. That the Applicant submits that the Respondents along with the help of Advocate Amit Patil and with common intention formed a criminal conspiracy and thereby prepared a forged and fabricated application and ID proofs and submitted the same with the Authority, thereby, misleading the Authority and illegally got the e-mail ID and mobile numbers updated on MAHARERA portal and further changed the portal login credentials of

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the said Project and changed the member information and other details on the MahaRERA portal and caused a irreparable losses as well as mental agony to the Applicants.

- e. Further the Applicants submit that vide letter dated 23.05.2024, they have filed a complaint in Kondava Police station, Pune. That vide the said application the Applicants now seeks regulatory actions against the Respondent for forgery and also seeks login credential of the said Project.

5. The relevant **submissions of the Applicants** in brief are as follows:

- a. That the Respondents became partner of the partnership firm on 09.09.2021 they ran the business till 13.02.2023, but as they were unable to carry on the business of the firm, they decided to retire and handover the business to Applicants. Accordingly, on 13.02.2023 the Partnership Deed of M/s. Shivam Nakoda Buildcon was amended, and new Partnership Admission and Retirement Deed was executed between Respondents and Applicants and as per the said Deed Respondents are ceased to be a Partners of M/s. Shivam Nakoda Buildcon.
- b. That, the Respondents were never the original or founding partners of the Firm, they were partners for a certain period i.e. from 09.09.2021 to 13.02.2023, hence their claim that they are the original partners of the firm is false, baseless and misleading.
- c. That after taking over the business, the Applicants recorded their names on the portal of MahaRERA and started managing the day-to-day activities of the said Project. Further, the Respondents during their tenure as Partners of the firm failed to perform their duties and responsibilities appropriately. Therefore, Applicants issued legal notice.
- d. That being annoyed of receipt of legal notice, the Respondents started dispute with Applicants and a result of the same they filed regulatory application on a false, frivolous and baseless grounds. The application was rejected vide order dated 10.04.2024 by the Authority.

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- e. That, in May, 2024 the Applicants were unable to login into MahaRERA portal at that time it came to the knowledge of Applicants that the Respondents with the help of their Manager Mr. Virendra Jadhavrao and Adv. Amit Patil have prepared a forged and fabricated documents and annexed the forged ID proofs and thereby illegally got the e-mail id and mobile numbers updated in the portal of MahaRERA and further changed the Maha-RERA portal login credentials of said Project.
- f. That the Respondents with the help of Mr. Virendra Jadhavrao and Adv. Amit Patil and with common intention formed a criminal conspiracy misled the Authority and further removed the names of the Applicants and added their names in the MahaRERA portal login.
- g. That, upon knowledge about the said illegal activities the Applicants lodged a Police complaint against all above with Kondhwa Police Station on 23.05.2024.
- h. That, the Applicants approached to the office of MahaRERA and tried to get information as to how login credentials got changed, however they have not received any proper response and information. Therefore, on 22.05.2024, Applicant No. 1 sent an e-mail to the helpdesk@maharera.mahaonline.gov.in.
- i. Thereafter, on 30.05.2024 filed the said application informing Authority about the forgery committed by the Respondent along with Advocate. Amit Patil with intention to cheat and cause an injury to the Applicants and further by misleading the Authority.
- j. That Applicant No. 1 specifically states that Applicant No. 2 has never sent the alleged e-mail to MahaRERA at any point of time. Further, Applicant No. 1 submits that, on 21.06.2024 he received an e-mail from sagarsiddhi9@gmail.com, containing the reply of Applicant No. 2 in response to the application dated 30.05.2024 filed by Applicant No. 1. This was informed to Applicant No. 2, whereupon he informed that, said e-mail and response attached to it was not sent by him. That his e-mail ID's login credentials were accessed and hacked by Respondents as well as Mr.

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Virendra Jadhavrao, and Adv. Amit Patil had obtained Applicants No. 2's signature and thumb impression on certain blank papers and the same has been used by them and false and fabricated reply is submitted to Authority.

- k. That Respondents are already retired from the partnership firm and the said fact is admitted. Therefore, the question of compliance of terms and conditions of the said Partnership Deed does not pass any right or Authority to the Respondents to incorporate their names in MahaRERA portal.
 - l. That the Respondents played fraud upon the Applicants as well as the Authority by submitting forged and fabricated documents, therefore a stern action needs to be taken against the Respondent.
 - m. The Applicants pray to update Mobile Number and e-mail id in the MahaRera portal of said Project and also provide with the login credentials.
6. The relevant submissions of the Respondents in brief are as follows:
- a. That as per the recent extract of Registrar of firm dated 13.11.2023, the Respondents are the partners of the partnership firm.
 - b. That the present application has no locus and at the outset is liable to be dismissed as the person who filed by the present application has no locus and his name never appeared as a partner on the webpage.
 - c. That the Authority was pleased to dismiss vide order dated 10.04.2024. Therefore, the present application is liable to be dismissed with costs.
 - d. That the Applicants had emailed the Authority to change the details in respect of email id & mobile no. Subsequent to which the Respondents have made the corrections in respect of Partners and therefore, those changes are made in accordance with law.
 - e. That the said application be dismissed with heavy costs.

7. From the facts of the case and the submissions of the Parties the issue that needs to be examined is:

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- A. Whether the phone number and email ID of one of the Applicant shall be updated on the Project Registration Webpage of the said Project by following due process?
- B. Whether the applicants name shall be reinstated in the status/details of the Promoter TAB of the said Project on the Project registration webpage, in the same manner as it was displayed on the webpage at the time of passing the final order dated 10.04.2024?
8. Before moving ahead to determine the issue framed at para no. 7, the following observations are noteworthy.
- A. That the Authority sought Project updation log data from MahaIT which was submitted by the MahaIT to the Authority on 09.08.2024 through email dated 09.08.2024. (*Hereinafter referred to as the said 'Project Log'*) This Project updation log was called by the Authority so as to ascertain which email ID was updated on what date/time and by what means and to further ascertain from which email ID and on what date/time the deletion and updation of the names of the Partners was carried out.
- B. Pursuant to perusal of the said Project log it is observed that at the first instance when the Project was registered with MahaRERA, the names of one Mr. Vivek Suresh Pawar as the Partner, Mr. Sagar Subhash Anvekar as the Partner (Applicant herein) and Mr. Mitesh Fulchand Oswal as the Authorized Signatory of the said firm (Applicant herein) were shown on the Project registration webpage.
- C. Thereafter, at the time of passing the final order dated 10.04.2024 only the name of one of the Applicant i.e. Mr. Sagar Subhash Anvekar was reflected as the Partners of the said Firm on the Project registration webpage at that relevant point of time and the login credentials of the Project registration webpage was with one the Applicant i.e. Mr. Mitesh Fulchand Oswal. Whereas at this relevant point of time i.e. at the time of passing the final

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order dated 10.04.2024 the registered email ID of the said Project with MahaRERA was mitzoswal@gmail.com, the individual mobile number as well as the Company mobile number was mentioned as XXXXXX9563, the Company Sec. mobile number was mentioned as XXXXXX2528 and the Company Office number was mentioned as XXXXXX1166.

- D. Eventually, after passing of the said final order dated 10.04.2024, the MahaRERA Helpdesk received emails from email ID sagarsiddhi9@gmail.com on 21.04.2024 and 22.04.2024 requesting User ID and Password of said Project. Whereby after following the due process the MahaIT helpdesk updated the registered email ID of the said Project. That an email confirmation dated 23.04.2024 was sent by MahaRERA helpdesk as a reply to the email dated 21.04.2024 and 22.04.2024 wherein the below mentioned was stated:

"Dear User,

As per your request your new email id and mobile no has been updated by OTP and Email Activation link.

As per your request we found your login username details, please check in attachment. You can reset Or forgot your password as per user name."

- E. After which on 24.04.2024 the MahaRERA helpdesk again received an email from sagarsiddhi9@gmail.com wherein the below mentioned was stated:

"Dear Sir,

I, Mr. Sagar Subhash Anvekar hereby states and declare that I have sent an Email dated 21/04/2024 & 22/04/2024 to Helpdesk MahaRERA whereby requested to change following details in respect of project namely "Vrindavan regency" having Project Registration No. P52100013657.

OLD DETAILS:-

EMAIL ID - mitzoswal@gmail.com

Mobile No. XXXXXX9563

NEW DETAILS:-

EMAIL ID - shivamnakoda@gmail.com

Mobile No. XXXXXX8329

Accordingly, above details have been updated by MahaRERA on the said project.

This is to confirm that I have written to the MahaRERA Authority on April 3, 2024, informing them the Deed of Admission of New Partner and Retirement of Old Partner, dated 13/02/2023. Notarized under Senior No. 200/2023, has not yet

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been completed in its entirety because the incoming partners therein have not complied with the payment terms and conditions specified in the document. As a result, the said Deed, dated 13/02/2023. Lacks legal sanctity. I therefore states that Mr. Sachin Sarkale and Mr. Shivtej Bibve are only partners of Shivam Nakoda Buildcon as on date, and I have asked them both to update the Partner details and other information on the MahaRERA Portal for the project named "Vrindavan Regency"

According to the Deed of Admission of New Partner and Retirement of Old Partner dated 13/02/2023, Mr. Mitesh Oswal and I, as the Incoming Partners, are solely responsible for any transactions we execute or undertake during the period of 13/02/2023 to the present one, Mr. Sachin Sarkale, Mr. Shivtej Bibve, or Shivam Nakoda Buildcon are in no way responsible for the said transactions.

The MahaRERA Authority please takes note of it.

*Regards,
Mr. Sagar Subhash Anvekar"*

- F. It is pertinent to note that the said email ID sagarsiddhi9@gmail.com is owned and used by one of the Applicant namely Mr. Sagar Subhash Anvekar which he has acknowledged and accepted the same in his written submission cum affidavit dated 25.06.2024. However, in his written submission cum affidavit he states, even if this email ID belongs to him, the same was hacked by the Respondents by whatsoever means so as to receive the login credential of the Project registration webpage from the MahaRERA helpdesk deceitfully which would ultimately leave the Applicants inaccessible to the said Project registration webpage after the changeover of User ID.
- G. Further, with regards to this issue of hacking the email ID of Mr. Sagar Subhash Anvekar, the Applicants have filed police complaint dated 23.05.2024, 07.06.2024 and 22.06.2024 against one Virendra Singh Jadhav, Adv. Amit Patil and the Respondents in Kondhwa Police Station Pune City. Whereby the investigation is in process and matter is pending its final outcome.

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- H. Subsequently, when the present application came to be filed on 30.05.2024 by the Applicants, the Project registration webpage reflected the names of the Respondents as the Partners of the Promoter Firm and till date the status of the Partners shown on the Project registration webpage reflects the names of the Respondents only.
- I. Further, the Applicants contend that the Respondents have fraudulently acquired the login credentials of the Project registration webpage by using deceptive tactic of misrepresentation before the MahaRERA concerned officials by hacking the email ID of one of the Applicant so as to change the existing login credentials which shall enable the Respondent to update/change the details/particulars of the Project.
- J. Therefore, the Applicants prays before the Authority to update Mobile number and E-mail ID of the Applicants and reinstate the status of the Applicants as Partners of the said Firm on the MahaRERA Project Registration webpage of said Project and also provide with the login credentials.
9. In order to answer the issue at para no. 7, it is imperative to take the material placed on record, the said Project log report dated 09.08.2024 and the background of the case into consideration. Thus, after perusal of the material placed on record and the said Project Log report, it is exfacie crystal clear that the email Id i.e. sagarsiddhi9@gmail.com from which the MahaRERA helpdesk received the email to provide login credentials of the said Project is owned, used and belongs to one of the Applicant namely Mr. Sagar Subhash Anvekar as he has admitted the same. Further, the issue of hacking the email ID of Mr. Sagar Subhash Anvekar and misrepresenting him by the Respondents is stated to be under investigation by the concerned Police Authorities.

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10. Now, the question that begs an answer is whether the login credentials of the said Project can again be handed over to the Applicants, inspite of the fact that the request for recovery of the login ID of the said Project was sent from sagarsiddhi9@gmail.com, the receipt of email to MahaRERA helpdesk dated 24.04.2024 this same email ID and also when the issue pertaining to the hacking of Mr. Sagar Subhash Anvekar's email ID and misrepresenting him before the MahaRERA helpdesk by the Respondent through deceptive ways is under investigation and pending decision from the Police Authority and appropriate court of law. It is pertinent to note that the Authority has no power or jurisdiction under the said Act to ascertain and determine this issue of hacking and misrepresentation. Therefore, the Authority refrains itself from commenting upon the same and determining the issue.

11. Further it is observed that, there are several Allottees in the said Project and the said Project has lapsed. The Promoter have filed extension application. However, the office scrutiny is pending compliance and the penalty levied has not been paid till date. There are 5 complaints pending before the Authority and are awaiting final decision which are filed by the Allottees in the said Project. This is the second round of litigation wherein the Partners of the Promoter firm are seeking similar reliefs against each other. It is to be noted that the Authority in the earlier order dated 10.04.2024 has dismissed the application of the Applicants/Respondents herein who were seeking login credential of the said Project on the pretext of fraud and non-fulfilment of the terms of the partnership retirement cum admission agreement. Whereby the Authority stated as under:

This is clearly a case wherein the aggrieved party is attempting to misuse the forum of RERA for settling inter se disputes. The Authority cannot fall prey to such machinations and hence sees no reasons to continue the captioned case and would dismiss the same.

12. Therefore, in light of the aforementioned observations the Authority concludes that at this juncture the Applicants does not merit any relief as the genesis of the matter lies in issue of hacking the email ID and misrepresenting, which is stated to be under investigation. Further there is inter se dispute between the Partners

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(Parties herein) of the Promoter Partnership firm pertaining to the constitution and admission of Partners of the Partnership firm. Thus, the Authority has no scope to proceed further and determine the issue so as to grant reliefs to the Parties. Thus, as there is interse dispute between the Partners of the Promoter firm and there are several lapses on the part of the Promoter with respect to fulfilment of statutory compliances of the said Project, the interest of the Allottees and development of the said Project per se is at risk, and as such, to protect the interest of the Allottees and to ensure that the statutory compliances and the obligations cast upon the Promoter by the said Act are fulfilled, the Authority is constrained to put the said Project in **Abeyance** until the Parties settle their disputes amicably and approach the Authority with a mutual settlement agreement or until either of the Parties obtain an order from the appropriate court of law/ concerned Authorities thereby declaring rightful Partners of the said Promoter Partnership Firm. Hence, the issue framed at **para no. 7** is answered in **negative**.

FINAL ORDER

13. Therefore, after considering the aforementioned observations, provisions of the said Act, the materials placed on record, the facts of the case and submissions made by the Parties, the Authority passes the following order:
- A. The Secretary MahaRERA is directed to **put the said Project in Abeyance** with immediate effect.
 - B. The abeyance shall be lifted subsequent to settlement of their disputes or in the alternative an order from the appropriate court of law/ concerned Authorities thereby declaring rightful Partners of the said Promoter Partnership Firm.
 - C. The **Secretary MahaRERA is directed to verify the documents** which shall be submitted by the Parties as mentioned in para no. 13. B. and upon satisfaction, shall lift the Abeyance order and handover the login credentials of the said Project to the appropriate Partners of the Promoter Firm by following due process as per the settlement agreement or the order

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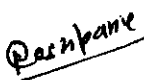
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from the appropriate court of law/concerned Authorities, as the case maybe, within 30 days from the date of submission of such documents.

D. Subsequent to lifting the Abeyance the Promoter is directed to comply with all the statutory compliances and obligations cast upon the Promoter by the said Act and pay the balance penalty levied, within 30 days from the lifting of abeyance order. Failing which, the Authority shall be constrained to levy penalty under section 61 and 63 of the said Act.

E. No order as to cost.


Ravindra Deshpande
Member-2, MahaRERA


Mahesh Pathak
Member-1, MahaRERA


Ajoy Mehta
Chairperson, MahaRERA