

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

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

PROMOTER NAME OMKAR VENTURES PVT. LTD.

REGULATORY CASE NO. 274 OF 2024

PROJECT NAME LAWNS AND BEYOND - PHASE 2,
OMKAR INTERNATIONAL DISTRICT

MAHARERA PROJECT REGISTRATION NO. P51800014105

a/w

REGULATORY CASE NO. 275 OF 2024

PROJECT NAME LAWNS AND BEYOND - PHASE 1,
OMKAR INTERNATIONAL DISTRICT

MAHARERA PROJECT REGISTRATION NO. P52100026020

ORDER

(In an extension applications)

July 31, 2024

(Date of hearing -23.07.2024 matter reserved for order)

Coram: Shri Ajoy Mehta, Chairperson, MahaRERA

Advocate Sachin Karia present for the Promoter.

1. OMKAR VENTURES PVT. LTD. is the Promoter/Developer within the meaning of Section 2(zk) of the Real Estate (Regulation and Development) Act, 2016 ("said Act") of Real Estate Regulatory Authority ("RERA") and had registered the projects under section 5 of the said Act namely "LAWNS AND BEYOND - PHASE 2, OMKAR INTERNATIONAL DISTRICT" bearing MAHARERA Registration No. P51800014105 and "LAWNS AND BEYOND - PHASE 1, OMKAR INTERNATIONAL DISTRICT" bearing MAHARERA Registration No. P51800014195 (hereinafter referred to as the "said Projects").

2. The Promoter has filed extension application No. EXT51800019448 (and extension application No. EXT51800019447 both dated 29.03.2024 (hereinafter referred to as “**said extension applications**”) seeking for extension of the said Projects under section 7(3) of the said Act which were heard by this Authority on 23.07.2024 at Sr. Nos. 12 & 13 wherein the following roznama was recorded:
- “Promoter informs that the Project structure work in nearly complete. Delays have taken place due to economic downturn, Covid and certain regulatory issues. Promoter has sought extension till 31.03.2027 in case of Project at Sr. No.12 and till 31.03.2026 in case of Project at Sr. No.13. Matter is reserved for order.”*
3. Before moving ahead, the Authority notes the registration details already on record. The Promoter while seeking registration of the said Project had submitted the date of completion as 31.03.2022. MahaRERA granted three (3) extensions on the ground of Covid-19 pandemic which were granted to all the projects registered with MahaRERA and qualifying under Notifications / Orders Nos. 13, 14 & 21 dated 02.04.2020, 18.05.2020 & 06.08.2021 along with section 6 whereby the date of completion was extended up to 29.03.2024. The Promoter states that the Project was delayed due to Covid, economic downturn and other regulatory issues. Hence the Promoter has applied for extension vide the said extension applications herein under section 7(3) of the said Act for the period from 30.03.2024 to 31.03.2027 in case of Project at Regulatory case No. 274 and from 30.03.2024 to 31.03.2026 in case of Project at Regulatory case No. 275.
4. Thus, the issue before this Authority is with regard to grant of extension under Section 7(3) of the said Act. In this regard it is pertinent to note that the Promoter this time has not been able to obtain 2/3rd majority consents of the Allottees of the said 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.”*

On the plain reading of Section 7(3) of the said Act, it is clear 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 observations are noteworthy before examining the issue of grant of extension under Section 7(3) of the said Act of registration of the said Project:
 - a. The said Projects comprise of six (6) and three (3) buildings respectively.
 - b. That the said Projects were delayed due to Covid, economic downturn and other regulatory issues.
6. In view of the above, the issue of the extension under Section 7(3) of the said Act as sought by the Promoter without 2/3rd consents of the Allottees needs to be examined in light of the above-mentioned fact. The Authority would like to bring on record the statements of objects and reasons of the said 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.”

On perusal of the above it is clear that the whole aim of the said Act has been to promote the real estate sector in an efficient and transparent manner and protect the interest of the consumers (*including home buyers / Allottees*). Thus, by not extending the registration of the said Project the same will come to a halt. The Promoter shall not be able to take actions for efficient completion as may be required in view of the lack of registration. Such an action will only be detrimental to the interest of the consumers (*including home buyers / Allottees*). Thus, the balance of convenience lies in allowing the extension with such condition so as to ensure completion. Further the Authority also notes that this extension under Section 7(3) needs to be granted so that the completion of the said Project is not interrupted. Thus, the Authority grants the extension to the

registration of the said Project from 30.03.2024 to 31.03.2027 in case of Project at Regulatory case No. 274 and from 30.03.2024 to 31.03.2026 in case of Project at Regulatory case No. 275. Needless to say, this extension will be without prejudice to the rights of the Allottees under the said Act. In view thereof, this Authority allows the said extension application keeping the rights of the Allottees intact with certain directions hereinbelow.

FINAL ORDER

The said extension applications are **allowed** and the extension for the said Projects is granted from 30.03.2024 to 31.03.2027 in case of Project at Regulatory case No. 274 and from 30.03.2024 to 31.03.2026 in case of Project at Regulatory case No. 275 with the following conditions:

- A. The Promoter shall complete the construction work and obtain OC for the said Projects. Needless to say, the Allottees of the said Projects shall co-operate with the Promoter. That the rights of the Allottees under the said Act shall however remain intact.
- B. The Promoter is directed to submit within 15 days of this order date the PERT CPM / BAR charts about the milestones to be achieved with respect to the completion of the said Projects. The same shall also be shared with the Allottees of the said Projects.
- C. The Promoter herein is also directed to submit monthly progress reports of achievements of such milestones and/ or delay if any, to MahaRERA, the Association of Allottees, if any formed and the Allottees of the said Projects.
- D. That upon receipt of the part / full OC the Promoter shall inform this Authority about the same and update all progress on the registration webpages of the said Projects from time to time.

(Ajoy Mehta)
Chairperson, MahaRERA