

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

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

REGULATORY CASE NO. 389 OF 2025

PROMOTER NAME	MACROTECH DEVELOPERS LIMITED
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PROJECT NAME BELLISSIMO MULUND T2

MAHARERA PROJECT REGISTRATION NO. P51800018893

ORDER

(In an extension application)

July 17th, 2025

(Date of hearing –10.07.2025-matter reserved for order)

Coram: Manoj Saunik, Chairperson, MahaRERA

Advocate Shreedhar Lad is present for the promoter.

1. The applicant is the promoter/ developer within the meaning of Section 2(zk) of the Real Estate (Regulation and Development) Act, 2016 (“**Act**”) of Real Estate Regulatory Authority (“**RERA**”) and had registered the project “BELLISSIMO MULUND T2” under section 5 of the Act bearing MAHARERA Registration No. **P51800018893** (hereinafter referred to as the “**Project**”).
2. The promoter has filed an extension application no. EA26062501740 on 26.06.2025 (hereinafter referred to as “**extension application**”) seeking for extension of the project under section 7(3) of the Act, which was heard by this Authority on 10.07.2025, wherein the following roznama was recorded:
“The learned advocate appeared and was heard on the extension application. Matter is reserved for orders.”
3. Before moving ahead, the Authority notes the registration details already on record. The promoter, while seeking registration of the project had submitted the date of completion as 31.12.2025. 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 respectively, whereby the date of completion is extended upto 30.12.2026. The delay in project completion is primarily attributed to unforeseen geological challenges during excavation, including the discovery of hard rock and rising ground water levels, which significantly impacted foundation works. Construction progress was further hindered by persistent labour shortages, supply chain disruptions, and sharp increases in material costs. Adverse weather conditions and the lingering effects of the pandemic also contributed to the slowdown. Hence, the promoter has applied for extension vide the extension application herein under section 7(3) of the Act for the period from 31.12.2026 to 30.06.2027.

4. Thus, the issue before this Authority is regarding grant of extension under Section 7(3) of the Act. In this regard, it is pertinent to note that the promoter this time has not been able to obtain 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 delay in project completion was primarily caused during the excavation stage due to unforeseen geological challenges. Upon reaching a depth of approximately 1.5 meters, the excavation encountered hard rock formations and a sudden rise in the ground water level. This necessitated additional efforts and time to identify the source and implement measures to control the water ingress, leading to a substantial delay in the commencement and execution of foundation works.

- b. Subsequently, the progress of construction was further hampered due to persistent labour shortages and supply chain disruptions. The situation was aggravated by the sharp escalation in the prices of steel and other essential construction materials, imposing a significant financial burden on the project.
 - c. Additionally, adverse weather conditions and residual effects of the pandemic further impacted the construction schedule. Despite these challenges, the promoter has taken several remedial steps including enhanced resource management, strategic financial planning, and improved scheduling mechanisms to ensure steady progress and to uphold the quality and safety standards of the project.
 - d. In light of the above factors, the promoter prays for the grant of extension up to 30.06.2027.
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 whole aim of the Act is 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 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 conditions 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 project is not interrupted. Therefore, in the interest of the allottees, the Authority grants extension from **31.12.2026 to 30.06.2027**. This extension will be without prejudice to the rights of the allottees under the Act. In view thereof, this Authority allows the extension application keeping the rights of the allottees intact with certain directions hereinbelow.

FINAL ORDER

The extension application is **allowed**, and the extension for the project is granted from **31.12.2026 to 30.06.2027** with the following conditions:

- A. The promoter shall complete the construction work and obtain occupancy certificate (OC) for the project. The allottees of the project shall co-operate with the promoter. That the rights of the allottees under the 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 project. The same shall also be shared with the Allottees of the project.
- 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 project.
- D. That upon receipt of the part / full OC, the promoter shall inform this Authority about the same and update all progress on the project registration webpage from time to time.

Manoj Saunik
Chairperson, MahaRERA