

Date: 06/03/2024

Sr. No. 21

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

**Video Conferencing Hearing as per MahaRERA Order No:
593/2023 Held by
Dr. Vasant Prabhu, Secretary**

SUO MOTU CASE NO. OF 2023	PROJECT NO.	NAME OF PROMOTER	PROJECT NAME
171	P52600029314	Vasukamal Group	Vasukamal Matrix

ROZNAMA

Appearance: Absent

The Promoter remained absent even though the notice of hearing and the link for the hearing was duly served upon the Promoter.
In compliance with the principles of natural justice, the matter stands adjourned to the next date of hearing.



**Dr. Vasant Prabhu
Secretary MahaRERA**

Date: 11/03/2024

Sr. No. 2

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

**Video Conferencing Hearing as per MahaRERA Order No:
593/2023 Held by
Dr. Vasant Prabhu, Secretary**

SUO MOTU CASE NO. OF 2023	PROJECT NO.	NAME OF PROMOTER	PROJECT NAME
171	P52600029314	Vasukamal Group	Vasukamal Matrix

ROZNAMA

Appearance: Adv. Bhumisha Lodaya

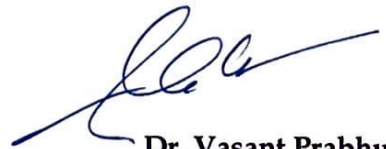
Heard the arguments of the Promoter.

During the hearing, the Promoter submitted that the Senior Counsel was preoccupied with another matter in the Hon'ble High Court.

Therefore, the Promoter requested to grant time and seeked short adjournment in the said matter.

Further, when the Promoter was questioned about the project registration number P52600029314, the Promoter asserted lack of awareness.

In view of the above the said matter is adjourned to 14.02.2024.



**Dr. Vasant Prabhu
Secretary MahaRERA**

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SUO MOTU CASE NO. OF 2023	PROJECT NO.	NAME OF PROMOTER	PROJECT NAME
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ROZNAMA

Appearance: Adv. Bhumisha Lodaya

Heard the arguments of the Promoter.

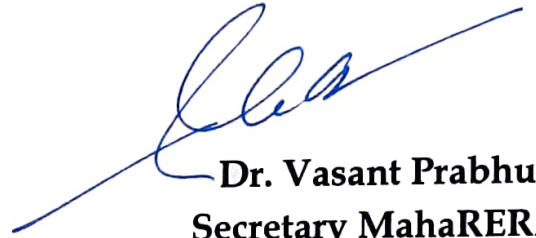
During the hearing, the Promoter admitted to failing to acknowledge the Advertising Standards Council of India’s intimation letter. Additionally, the Promoter claimed that the advertisement in question was published before the implementation of MahaRERA Order No. 46A/2023 read with MahaRERA Order No. 46/2023, which was later rectified. The advertisement contained a project registration number not associated with the project “Vasukamal Matrix.” The Promoter stated that the inadvertent error was on behalf of their website’s software designer.

Furthermore, the Authority identified several irregularities in the project’s records:

1. The required commencement certificate (CC) was not submitted; instead, a fire NOC for a hotel was provided.
2. The essential title report was not submitted.
3. A layout plan was submitted instead of the required Form – B affidavit.
4. The building was sanctioned for 5 floors and 7 apartments, each 112 sq.ft. However, the unsold inventory section showed only 3 apartments, each 178 sq.ft.
5. No agreement for sale was uploaded.
6. Quarterly reports were not uploaded on the MahaRERA web portal.

In view of the above, the Promoter is hereby directed to upload the commencement certificate, legal title report, Form-1, Form-2, Form-3, Form-5, Form B and Form C on the MahaRERA's web portal.

Therefore, with the above given directive, the said matter is adjourned until the next date of hearing.

A handwritten signature in blue ink, consisting of stylized cursive letters, positioned above the printed name and title.

Dr. Vasant Prabhu
Secretary MahaRERA