

BEFORE THE  
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MUMBAI

COMPLAINT NO. CC006000000057840

Chetan Modi

... Complainants

Versus

Shree Siddhivinayak Infrastructure and Reality

...Respondent

MahaRERA Regn. No. P51800012513

**Coram:** Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainants were represented by Mr. Dishang Shah, Adv.

No one appeared for Respondent for final hearing on September 08, 2020.

**Order**

October 7, 2020

1. The Complainant is the land owner of plots of land bearing CTS NO. 736 and 754 (pt). He has filed this complaint because the Respondent has included the said plots in the registered project project named "Ruparel Sky Greens -I (b)" situated at Borivali, 400067 and created lien, charge, mortgage on all the piece and parcel of the said plot of land bearing CTS NO. 736 and 754 (pt) which is private owned land of the complainant. Therefore, the Complainant prayed to revoke the registration of the said Project No. P51800012513 known as Ruparel Sky Green - I and to direct the Respondent to pay the penalty and/or damages.
2. The Complainant further submitted that the Complainant had approached the Apex Grievance Committee of SRA and filed an Application No. (L) 29 of 2018 on 3rd

February 2018, for revocation and cancellation of purported LOI dated 28.07.2017. Application No. 29 of 2018 was disposed of by Apex Grievance Committee of SRA on 31/05/18 by stating that: '*...CTS no. 736 and 754 (pt) i.e aggregating 3882 sq mtrs, being the private plot of land owned by the Applicant and without consent of Applicant were taken into consideration under subject S.R. Scheme which has now been carved out along with the FSI of the said portion of the plot of land from the subject S.R.Scheme....*'.

3. The complaint was kept for hearing on March 14, 2019. The Complaint was heard in the presence of the Complainant and the Respondent. The Respondent was directed to make necessary corrections in the webpage.
4. On the next date of Hearing on August 29, 2019 the Respondent submitted that the necessary amendments have been carried out in the registration webpage and also FSI pertaining to CTS 736 has been carved out. It is observed that the Respondent has made necessary amendments in the webpage and the project does not include the plot of the land bearing CTS NO. 736 and 754 (pt) of the Complainant, hence nothing survives in the complaint.
6. In view of the above facts, the complaint stands disposed of.

Gautam Chatterjee Digitally signed by Gautam Chatterjee  
Date: 2020.10.07 12:45:08 +05'30'  
(Gautam Chatterjee)  
Chairperson, MahaRERA