

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

COMPLAINT NO: CC006000000001512

Mr. Mayuresh Dhavle

.. .... Complainant

Versus

M/s. Horizon Projects Pvt Ltd (M/s. Runwal Builders)

MahaRERA Registration No. P51700009168

..... Respondent

Coram: Hon'ble Dr. Vijay Satbir Singh, Member 1

The complainant appeared in person.

Advocate Ms. Kerban Anklesaria appeared for the respondent.

**Order**

(21<sup>st</sup> December 2017)

1. The complainant has filed this complaint seeking directions to the respondent to refund booking amount in full with interest and compensation for the flat booked in the MahaRERA registered project bearing No. P51700009168.
2. This matter was heard today. The complainant has stated that he had booked a flat in Runwal's My City project at Dombivli in August, 2015 and paid Rs. 4.9 lacs. But, due to unexpected sudden demise of his father, late Shri Suresh Dhavle, in March 2016, he cancelled the booking in April 2016 due to financial crunch. However, till date he has not received his money back from the respondent. The respondent stated that there is no cause of action against the respondent since the complainant has cancelled the booking due to his own personal problems.

3. On hearing both the parties in detail, this Authority feels that there is no breach of contract between the complainant and the respondent. Further, no agreement was executed between the complainant and the respondent. Besides, the cancellation of booking of the flat has been done prior to the commencement of RERA Act. Therefore, there is no contravention/violation of any provision of RERA Act, 2016, Rules and Regulations framed thereunder for which this Authority has any jurisdiction to interfere.
4. In view of the above facts, there is no substance in this complaint. Hence, the same stands dismissed.



(Dr. Vijay Satbir Singh)  
Member-1