

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

**Complaint No. CC006000000171902**

Mr. Jagjit Singh Arora

.... Complainant

**Versus**

M/s. Wheelabrator Alloy Castings Limited

.... Respondent

Project Registration No. **P51800001137**

**Coram: Dr. Vijay Satbir Singh, Hon'ble Member – I/MahaRERA**

The complainant appeared in person.

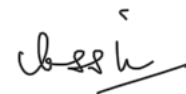
Adv. Abir Patel appeared for the respondent.

**ORDER**

(20<sup>th</sup> April, 2021)

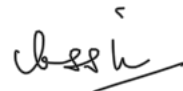
(Through Video Conferencing)

1. The complainant has filed this complaint seeking directions from MahaRERA to the respondent to refund the amount paid by him to the respondent under the provisions of section 18 of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as 'RERA') with respect to the booking of flat bearing no. T9-0701 in the respondent's registered project known as "**Runwal Forests Tower 9 -11**" bearing MahaRERA registration No. **P51800001137** situated at Bhandup (W), Mumbai.
2. This complaint was heard 14-10-2020 as per the Standard Operating Procedure dated 12-06-2020 issued by MahaRERA for hearing of complaints through Video Conferencing. Both the parties have been issued prior intimation of this hearing and they

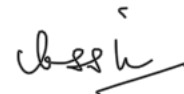


were also informed to file their written submissions, if any. Accordingly, both the parties appeared for the said hearing in person/ through the advocate and made their submissions. On the said date of hearing, both the parties agreed to settle the matter amicably and hence requested MahaRERA to refer this complaint to MahaRERA Conciliation and Dispute Redressal Forum. Hence request of the both the parties, this complaint was transferred to MahaRERA Conciliation Bench.

3. Accordingly, this complaint was heard before MahaRERA Conciliation Forum on 26-12-2020, when both the parties appeared and have settled the matter amicably and the same was recorded in the roznama. Thereafter, this complaint was transferred to MahaRERA on 25-03- 2021 for appropriate action.
4. Accordingly, this complaint was again placed for hearing before MahaRERA on 30-03-2021, when both parties appeared and sought further time to file consent terms / withdrawal application / appropriate submissions on record of MahaRERA. Hence on the said date of hearing on request of both parties the matter was adjourned to this day.
5. Accordingly, during the course of hearing held today, both the parties appeared for the hearing. During the course of hearing today, the parties have again sought further time to make relevant submissions on record of MahaRERA.



6. After hearing the submissions made by both the parties, it is noticed by the MahaRERA although this complaint is filed before the MahaRERA on 17-12-2019, still the parties are seeking further time for hearing, inspite of the fact that they have settled the matter amicably before the MahaRERA Conciliation Forum on 26-12-2020. Hence, the MahaRERA cannot keep on adjourning the matter for indefinite period.
7. In view of these facts, the MahaRERA is of the view that since the parties have settled the matter amicably, nothing survives in this complaint. Hence on request of the parties, one month time is granted to both the parties to upload the copy of consent terms/withdrawal application / written submissions on record of MahaRERA. Further, liberty is granted to the complainant to approach MahaRERA in case of any default made by the respondent.
8. With these directions, the complaint stands disposed of
9. The certified copy of this order will be digitally signed by the concerned legal assistant of the MahaRERA. It is permitted to forward the same to both the parties by e-mail.



(Dr. Vijay Satbir Singh)  
**Member – 1/MahaRERA**