

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

Complaint No. **CC006000000141048**

1. Mr. Sandeep Vichare  
2. Mrs. Yogita Vichare

...Complainants

Versus

M/s. Godrej Properties Ltd

...Respondent

MahaRERA Project Registration No. **P51800000161**

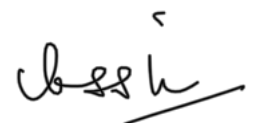
**Coram: Dr. Vijay Satbir Singh, Hon'ble Member – I/MahaRERA**

Both parties are absent.

**ORDER**

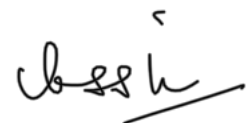
(Thursday, 13<sup>th</sup> January, 2022)  
(Hearing Through Video Conferencing)

1. The complainant above named have filed this complaint seeking directions from MahaRERA to the respondent to refund the entire amount under the provisions of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as 'RERA') in respect of the booking of a flat in the respondent's registered project known as **"The Trees Residential Phase 2"** bearing MahaRERA registration No. **P51800000161** at Vikroli , Mumbai.
2. This complaint was scheduled for hearing on 28-10-2020 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 hearing and made their submissions. During the course of hearing both the parties showed their willingness to settle the matter amicably.



Hence, on request of both the parties, this complaint was transferred to MahaRERA Conciliation Forum for appropriate action.

3. Thereafter the parties appeared before the Conciliation Forum on 20-05-2021 and settled the matter amicably. Accordingly, the matter was again referred to MahaRERA on 20-05-2021 by the Conciliation Forum, with the remarks "amicably settled".
4. Accordingly, the matter is scheduled for hearing On 5-07-2021, when the complainant was absent and the respondent appeared through its advocate.
5. During the course of hearing, the Ld. advocate for the respondent has informed MahaRERA that both the parties have settled the matter amicably before the Conciliation Forum and the money has been refunded to the complainant. The respondent has uploaded roznama of Conciliation Forum recorded on 20-05-2021 before MahaRERA on 5-07-2021. The same is taken on record. Accordingly, the matter was closed for passing appropriate order in view of the settlement arrived at between both the parties before the Conciliation Forum.
6. However, the MahaRERA noticed that the complainants through an email dated 8-07-2021 informed MahaRERA that the Conciliation was done in absence of their advocate and they were compelled to accept the partial amount as a refund towards mutual conciliation.



7. In view of the said email received from the complainants , this matter was again scheduled for hearing today. However, despite notice, both parties remained absent. It shows that the complainants are not willing to contest this complaint of merits. Hence , the MahaRERA has no other alternative but to dispose of this complaint as settled before the MahaRERA Conciliation Forum.
8. In view of the above, the complaint stands disposed as settled.
9. The certified copy of the order will be digitally signed by concerned Legal Assistant of MahaRERA and it is permitted to send the same to both the parties by e-mail.

