

BEFORE THE
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

COMPLAINT NO. CC00600000078910

Ruma and Rakesh Mehta ... Complainants

Versus

Parorch Developers LLP
MahaRERA Regn. No. P51800008384 ... Respondent

Corum: Shri. Gautam Chatterjee, Chairperson, MahaRERA

Complainants were themselves present.
Respondent did not appear.

Order


January 28, 2020

1. The Complainants have stated that they had booked an apartment bearing no. 1401 via Letter of Allotment dated April 22, 2014, from the Respondent in the project "TRINITY TOWERS". The Complainants have stated that since the Respondent has failed to complete the construction of the said project by mid-2017, they have initiated the cancellation of the said allotment in 2015 but the Respondent has failed to refund the amounts paid. Therefore, they prayed to direct the Respondent to refund the principal amount with interest and compensation.
2. None appeared on behalf of the Respondent, despite service of notice.
3. During the course of the hearing, it was explained to the Complainants that no order for refund with interest as per section 18 of the said Act can be passed since no agreement for sale has been executed and registered between the parties. Moreover, the cause of action of cancelling the booking has taken place prior to the Act coming into effect.



4. In view of the above facts, no directions are warranted under the provisions of the Act or rules or regulations made thereunder.

5. Consequently, matter is hereby disposed of



(Gautam Chatterjee)
Chairperson, MahaRERA