

BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY, MUMBAI

Complaint No. CC12604600

Adhikari Engineering Private Limited

... Complainant

Versus

Sweta Ashitosh Shinde

... Respondent

MahaRERA Project Registration No. P51800024024

Coram: Shri. Mahesh Pathak, Hon'ble Member - I/MahaRERA

Ld. Adv. Minakshi Mishra appeared for the complainant - through VC.

None appeared for the respondent.

ORDER

(Wednesday, 30th September 2026)

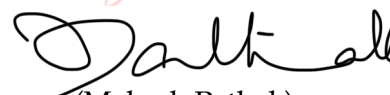
(Hearing Through Hybrid Mode)

1. The complainant - promoter above named has filed this online complaint before MahaRERA on 22-07-2026 mainly seeking directions from MahaRERA, to the respondent - allottee, to execute and register the deed of cancellation of the agreement for sale executed between the parties, as per the provisions of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as 'RERA'), in respect of the booking of a flat by the respondent - allottee bearing No. 903, situated on the 9th Floor, in Wing "A" in the complainant - promoter's registered project known as "**Maharashtra Mandir**" bearing MahaRERA registration no. **P51800024024**, located at Kurla, Mumbai.
2. This complaint was heard by the MahaRERA on 17-08-2026 as per the Circular No. 49 dated 12-09-2025 issued by MahaRERA for hearing of complaints through Hybrid Mode. Both the parties have been issued prior intimation of the said hearing, and they were also informed to file their written submissions, if any. Accordingly, both parties appeared for the said hearing and submitted that they are ready and willing to resolve the matter amicably through MahaRERA Conciliation Forum. Hence, on request of both parties, this complaint was referred to MahaRERA Conciliation Forum for further appropriate action.
3. Accordingly, both the parties appeared before the MahaRERA Conciliation Forum on several occasions and finally on 10-09-2026 when they resolved the matter amicably. The same is

recorded in the proceedings of the MahaRERA Conciliation Forum.

4. Thereafter, this complaint was transferred to this Bench, by the MahaRERA Conciliation Forum, through Registry on 11-09-2026 with the remarks as 'Conciliation Successful'.
5. Accordingly, this complaint was scheduled for hearing today, when the complainant appeared and made its submissions. However, despite the notice of hearing, the respondent remained absent.
6. During the course of hearing, the complainant has submitted that both parties have settled the matter amicably before the MahaRERA Conciliation Forum and the said settlement is recorded in the Roznama of the MahaRERA Conciliation Forum dated 10-09-2026. Accordingly, both parties have signed the cancellation deed on 03-09-2026. A copy of the said cancellation deed dated 03-09-2026 is annexed with the Roznama of the MahaRERA Conciliation Forum dated 10-09-2026. The complainant confirmed the said settlement during the hearing today. The respondent-allottee, despite the notice of hearing, has neither appeared nor has filed any reply / written submissions on record of MahaRERA objecting to the said settlement and cancellation dated 03-09-2026. Hence, the said cancellation deed dated 03-09-2026 duly signed by both parties is accepted and taken on record along with the Roznama of the MahaRERA Conciliation Forum dated 18-08-2026.
7. In view of the above, since both the parties have settled the matter amicably, nothing survives in the complaint.
8. Consequently, the present complaint stands disposed of as settled as per the said deed of cancellation dated 03-09-2026

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PATHAK Date: 2026.10.01
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(Mahesh Pathak)

Member - 1/MahaRERA