

BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
MUMBAI

Complaint No. CC12600836

Bhavin Ratilal Patel

... Complainant

Versus

M/s. Rishabraj Balaji Infra

... Respondent

MahaRERA Project Registration No. P51800024086

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

Both parties were absent.

ORDER

(Tuesday, 26th May 2026)

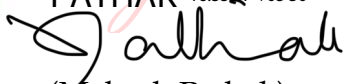
(Hearing Through Hybrid Mode)

1. The complainant above named have filed this online complaint before the MahaRERA on 14-02-2026, mainly seeking directions from the MahaRERA, to the respondent - promoter, to execute a registered conveyance deed in favour of the allottees, as per the provisions of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as 'RERA'), in respect of the respondent's registered project known as "**Sankeshwar Darshan**" bearing MahaRERA project registration No. **P51800024086**, located at Borivali, Mumbai.
2. This complaint was heard by the MahaRERA today 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 this hearing, and they were also informed to file their written submissions if any. However, despite the notice of hearing, both parties remained absent.
3. However, during the course of hearing, as per the available record, MahaRERA has prima facie noticed that the present complaint is wrongly listed for hearing today, as it had already been observed in the previous Roznama dated 09-03-2026 passed therein that the complaint had become infructuous for the reasons recorded therein.

Pathak

4. Further, on a bare perusal of the record particularly the Roznama dated 09-03-2026, it appears that two separate complaints have been filed in respect of the same project and arising out of the same cause of action. It is further noticed that Complaint No. C12600187 has been filed by the Chairman of the society, whereas the present complaint (CC12600836), has been filed by the Secretary of the same society.
5. In view of the above, it appears that both the complaints pertain to the same grievance and filed for seeking substantially identical reliefs on behalf of the same society in respect of the said project. Hence, continuation of the present complaint would result in multiplicity of proceedings for the same cause of action.
6. In view of the above facts and observations recorded in the Roznama dated 09-03-2026, MahaRERA is of the considered view that the present complaint does not survive independently and has become infructuous.
7. Consequently, the present complaint stands dismissed being infructuous.

MAHESH DINKAR PATHAK
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by MAHESH
DINKAR PATHAK
Date: 2026.05.27
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(Mahesh Pathak)

Member - 1/MahaRERA