BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

MUMBAI

Complaint No. CC006000000591553

Girish Ramnath Koltharkar ... Complainant

Versus

Kirit Shroff ... Respondent

MahaRERA Project Registration No. P51800052194

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

Ld. Adv. Manasi Pilankar a/w Mr. Giril Kolhatkar appeared for the complainant – promoter through VC.

None appeared for the respondent - allottee.

ORDER

(Wednesday, 17th September 2025)

(Hearing Through Hybrid Mode)

1. The complainant - promoter above named has filed this online complaint before the MahaRERA, on 14-08-2024 seeking directions from MahaRERA, to the respondent – allottee, to execute and register the deed of cancellation of the agreement for sale executed with the respondent - allottee, as prescribed under the provisions of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as 'RERA') in respect of the complainant's registered project known as "**Padmavati Aadesh"** bearing MahaRERA project registration No. **P51800052194,** 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. Accordingly, the complainant - promoter appeared and made his submissions. However, despite the notice of hearing, the respondent – allottee remained absent. The MahaRERA heard the arguments of the promoter and perused the available records.

3. 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. Accordingly, the complainant - promoter appeared and made his submissions. However, despite the notice of hearing, the respondent – allottees remained absent. The MahaRERA heard the arguments of the complainant promoter and perused the available records.

4. During the course of hearing, the complainant – promoter has submitted that both the parties have settled the matter amicably. Hence, the complainant – promoter seeks to withdraw this complaint. Accordingly, both parties have signed the letter of withdrawal of this complaint(undated) . The complainant has also uploaded a copy of the said letter of withdrawal of complaint on record of MahaRERA on 17-09-2025. The complainant promoter confirmed the said settlement and withdrawal application (undated), during the hearing today. The respondent – allottee, despite notice has neither appeared nor has filed any reply / written submissions on record of MahaRERA objecting to the said settlement/withdrawal application filed by the complainant. Hence, the said letter of withdrawal letter (undated) filed by the complainant is accepted and taken on record.

5. In view of the above, since both the parties have settled the matter amicably, nothing survives in this complaint.

6. Consequently, the present complaint stands disposed of as settled and withdrawn as per the letter of withdrawal (undated), uploaded by the complainant on 17-09-2025.

(Mahesh Pathak)
Member – 1/MahaRERA