BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY, MUMBAI

Complaint No. CC006000000591382

Tejas Anand Lilani
Jaanvi Tejas Lilani ... Complainants

Versus

Godrej Properties Ltd ... Respondent

Complaint No. CC006000000591385

Tejas Anand Lilani
Jaanvi Tejas Lilani ... Complainants

Versus

Godrej Properties Ltd ... Respondent

MahaRERA Project Registration No. P51800054690

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

Ld Adv Anwar Patel appeared for the complainants.

Ms. Tanushree Kejriwal, representative appeared for the respondent.

ORDER

(Thursday, 17th April 2025)

(Through Video Conferencing)

1. The complainants above named have filed these 2 separate online complaints before the MahaRERA on 31-07-2024 mainly seeking directions from the MahaRERA, to the respondent - promoter, to refund the entire consideration paid by them along with interest and compensation for delayed possession as prescribed under the provisions of section 18 of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as 'RERA'), in respect of the

booking of a flat bearing no. 2506, in the respondent – promoter's registered project known as **"Godrej Reserve Wing 5"** bearing MahaRERA registration no. **P51800054690,** located at Borivali, Mumbai.

2. These complaints were heard by the MahaRERA on 26-08-2024 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 the said hearing, and they were also informed to file their written submissions, if any. Accordingly, both the 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 the parties, these complaints were 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 02-12-2024 when they resolved the matter amicably. The same is recorded in the proceedings of the MahaRERA Conciliation Forum.

4. Thereafter, these complaints were transferred to this Bench, by the MahaRERA Conciliation Forum through Registry, MahaRERA on 29-03-2025 with the remarks as 'Conciliation Successful'.

5. Accordingly, these complaints were scheduled for hearing today, when both parties appeared and made their respective submissions.

6. During the course of hearing, both the parties have stated that they have settled the matter amicably before the MahaRERA Conciliation Forum. Accordingly,

they have signed consent terms / settlement agreement on 10-12-2024. A copy of the said consent terms / settlement agreement is annexed with the Roznama of the MahaRERA Conciliation Forum dated 02-12-2024. Both the parties confirmed the said settlement, and the consent terms / settlement agreement dated 10-12-2024 during the hearing today. Hence, the said consent terms / settlement agreement dated 10-12-2024 duly signed by both the parties are accepted and taken on record along with the Roznama of the MahaRERA Conciliation Forum dated 02-12-2024.

7. In view of the above, since both the parties have settled the matter amicably, nothing survives in these complaints.

8. Consequently, both these complaints stand disposed of settled as per the said consent terms / settlement agreement dated 10-12-2024.

(Mahesh Pathak)
Member – 1/MahaRERA