

BEFORE THE  
MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY  
MUMBAI

COMPLAINT NO: CC006000000044182

Ganadeva Bandyopadhyay ... Complainant

Versus

Ajanta Airavat Infrastructure LLP  
MahaRERA Reg. No: P51800013296 ... Respondent

**Coram**

Shri Gautam Chatterjee, Hon'ble Chairperson

Complainant was himself present.  
Respondent did not appear, hence Order passed ex-parte.

**Order**

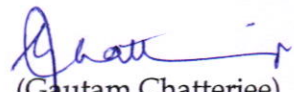
June 29, 2018

1. The Complainant has filed this complaint stating that he had booked an apartment bearing No. 202-A in the building known as 'Kamala Horizen' situated at Datta Mandir Road, Off Bhandup Village Road, Bhandup (West), Mumbai 400 078 with M/s. Kamla Shakti Developers LLP (sister concern of M/s. Ajanta Airavat Infrastructure LLP - Respondent) through an allotment letter dated April 23, 2015 and paid around 20 % of the total consideration. Due to personal reasons the Complainant decided to cancel his booking. The 'Kamala Horizen' project is registered with MahaRERA under the Registration No. P51800013296 with M/s. Ajanta Airavat Infrastructure LLP, as the promoter.
2. The Complainant approached Respondent for refund of his money against the cancellation of his apartment. It is seen that vide letter dated June 7, 2017, the Respondent had accepted the Complainant's cancellation request and committed to refund money paid by the Complainant in six instalments as per the schedule mentioned in the said letter. However, till date, the Respondent has not refunded



any money. The Complainant, therefore, has approached MahaRERA to direct the respondent to abide by his commitment of refund of the money.

3. For the hearing held on June 29, 2018, the Complainant was present himself but the Respondent remained absent.
4. In this case, the Respondent after having committed to refund money in his letter dated June 7, 2017, has reneged and thus is liable to be held responsible for indulging in an unfair practice. Therefore, we direct the Respondent to refund the money to the Complainant as committed by him vide letter dated June 7, 2017 to the Complainant within 30 days from the date of this Order.
5. Consequently, the matter is hereby disposed of.

  
(Gautam Chatterjee)  
Chairperson, MahaRERA