

RERA COMPLAINTS: STATUS

| Sr. no | Complaint No/Authority | Project | Particulars | Status – Disposed/ Ongoing |
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| 1 | CC12502294- MahaRERA | AeroEstate | <p>Relief sought for deferral of further payment demands until execution of Agreement for Sale and correction/clarification of area and inventory details on MahaRERA portal.</p> <p>As the Promoter clarified to the satisfaction of Complainant that payment plan is time-linked as agreed at booking stage and also confirmed correctness of plot areas as per allotment letters, the Complaint was disposed of, as withdrawn by Complainant as amicably settled.</p> | Disposed of as withdrawn by the Complainant on 28.07.2025 |
| 2 | CC12600961-MahaRERA | AeroEstate | <p>Relief sought for refund of entire consideration along with statutory interest calculated from the respective dates of payment till the date of realization.</p> <p>The Complainant had requested cancellation of the plot booking on 05.02.2026.</p> <p>During the MahaRERA hearing held on 16.03.2026, the Promoter submitted to refund within the 45 day timeline from the date of cancellation request, i.e., by 22.03.2026, without any deductions or forfeiture and interest, if any, would be paid only in case of delay beyond the 45 day statutory timeline, at the prescribed rate i.e. SBI MCLR + 2%.</p> <p>The Complainant has signed the full and final letter of settlement of dues and Agreement for Amicable Settlement to his satisfaction.</p> | <p>Ongoing</p> <p>To be listed before Conciliation Forum for withdrawal order on the basis the settlement before the Conciliation Forum. Date not fixed.</p> |
| 3 | CC12601273- MahaRERA | AeroEstate | <p>Relief sought for refund with interest and compensation for delay in refund process. The Complainant had submitted cancellation request on 21.08.2025 due to medical emergency in family.</p> <p>As per cancellation terms, refund after deduction of 2% forfeiture was to be processed within 120 days i.e. by 28.12.2025. The Complainant alleged delay of approximately 185 days in refund and claimed interest and compensation. The Promoter has processed refund amount in two tranches via post-dated cheques dated 14.04.2026 and 14.05.2026 with applicable forfeiture/deduction of 2%. The Complainant has accepted the full refund to his satisfaction and has signed the full and final settlement letter.</p> | <p>Ongoing.</p> <p>To be listed before Conciliation Forum for withdrawal order on the basis the settlement before the Conciliation Forum. Date not fixed.</p> |
| 4 | CC12502728– MahaRERA | Isle of Bliss II | <p>Complainant paid approx. 80% of total consideration. Subsequently, Complainant sought cancellation citing financial constraints and requirement of funds for business purposes. The Promoter processed refund after applicable 2% deduction as per agreed terms and addressed all dispute regarding timeline for refund and interest component through mutual discussions and conciliation. The Complainant being satisfied with the resolution of all the grievances by the Promoter, entered into settlement terms which were recorded before MahaRERA. The Complaint was disposed of in terms of settlement order</p> | Disposed of on 22.01.2025 |

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| 5 | CC12504534– MahaRERA | Cape of Bliss 1A | Relief sought refund with interest and compensation for delay in receipt of refund beyond prescribed timeline. The parties subsequently executed full & final settlement letter dated 14.01.2026 and refund amount was issued via cheques dated 17.01.2026. The Complainant being satisfied with the refund, Withdrawal letter dated 07.02.2026 was filed before MahaRERA and the Complaint was disposed of in terms of settlement, as withdrawn by Complainant as amicably settled. | Disposed of on 10.02.2026 |
| 6 | CC12400975 MahaRERA | Cape of Bliss 1A | Relief sought for delay in refund. The Complaint cancelled the booking of Plot in May, 2023. The refund was received by the Complainant from the Promoter. The Complaint is disposed of as withdrawn by Complainant as amicably settled. | Disposed of as withdrawn on 26.03.2025 |
| 7 | CC12502596 MahaRERA | - The Ridley Phase -2 | <p>The Complainant booked two plots and subsequently executed a registered Agreement for Sale on 20.03.2025, pursuant to which part consideration was paid.</p> <p>The Complainant later sought change of plot citing dissatisfaction with the alleged locational features and subsequently sought cancellation alleging misrepresentation by the Promoter regarding sea view and project features.</p> <p>The Promoter denied the allegations and submitted that no false representation was made, that the Agreement for Sale was executed after due verification by the Complainant, and that cancellation was voluntary and governed strictly by contractual terms.</p> <p>MahaRERA observed that the Complainant failed to establish false or misleading representation or default by the Promoter.</p> <p>MahaRERA further held that dissatisfaction regarding location or expectations of view does not constitute a valid ground for refund with interest under RERA in absence of proven misrepresentation.</p> <p>Accordingly, the Complaint was dismissed as the Complainant failed to establish false or misleading representation or default by the Promoter.</p> | Dismissed in favour of the Promoter on 24.03.2026 |
| 8 | CC12601802- MahaRERA | The Ridley | <p>Relief sought for refund of the entire booking amount without deductions, interest from date of payment till realization, compensation for alleged mental harassment and costs.</p> <p>On the first date of hearing before the Authority on 20.04.2026, the Promoter submitted that booking was done on 15.03.2026, cancellation was done on 19.03.2026, thus the cancellation request and the complaint are premature. The Promoter further submitted that the project has received Completion Certificate. The Promoter also stated willingness to refund within statutory timeline of 45 days.</p> <p>Authority took submissions on record and observed that no forfeiture is applicable for cancellation within 0–15 days, and directed Promoter to refund entire amount paid to Complainant on or before 03.05.2026 via RTGS.</p> | <p>Ongoing.</p> <p>To be listed before Conciliation Forum for withdrawal order on the basis the settlement before the Conciliation on 04.05.2026.</p> |

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| 9 | CC12601794– MahaRERA | Foothills of Matheran P - 3 | <p>Relief sought for refund with interest and compensation for delay in refund process.</p> <p>The Complainant, due to his personal reasons, withdrew his booking on 06.06.2025. Booking was under a 10:90 payment plan.</p> <p>On the first hearing held on 20.04.2026, the Promoter submitted to Authority that the project has received Completion Certificate and was ready for possession. Hence, Complaint was misconceived.</p> <p>Authority took submissions on record and noted that cancellation was voluntary and accordingly, no interest is payable. Authority directed Promoter to refund the principal paid amount on or before 03.05.2026 without interest.</p> | <p>Ongoing.</p> <p>To be listed for withdrawal order on 04.05.2026, as amicably settled.</p> |
| 10 | CC00600000397621- MahaRERA | Foothills of Matheran P - 2 | <p>Relief sought for refund as per RERA. Complainant cancelled the booking on 01.08.2022 alleging deviation in Allotment Letter and AFS as compared with proforma of MahaRERA.</p> <p>The Promoter explained the deviation and refunded after applicable forfeiture amount.</p> <p>Disposed of as withdrawn by Complainant as amicably settled.</p> | <p>Disposed of as withdrawn on amicable settlement on 04.03.2024</p> |
| 11 | CC12601475- MahaRERA | TomorrowView | <p>Relief sought for 50% waiver in forfeiture charges, refund of 50% stamp duty amount, interest at 1% per month from date of acknowledgement of cancellation request till execution of cancellation deed and interim relief.</p> <p>The Complainant on 13.10.2025 voluntarily withdrew his booking due to financial constraints.</p> <p>On the hearing held on 15.04.2026, before the Authority, Complainant was absent.</p> <p>On 22.04.2026 the matter has been referred to conciliation before the Conciliation Forum.</p> | <p>Ongoing</p> <p>Next date shall be intimated by the conciliation forum for conciliation of the matter.</p> |