

Date : 26.06.2025

Sr.No.12

BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

CORAM : SHRI JAYANT B. DANDEGAONKAR, DY. SECRETARY, PUNE

Video Conferencing Hearing as per MahaRERA Order No.593/2023

SUO MOTU ADVERTISEMENT PUNE CASE NO. 114 OF 2025

PROJECT REG. NO.	NAME OF PROMOTER	AGENT REG.NO.	NAME OF AGENT	PROJECT NAME	Charge
Unregistered	Urban Sytes	--	--	N.A. Plots at Makhamalabad Gat No.347	S. 3

ROZNAMA

Appearance : C.A. Mr. Rahul Chhallani for respondent-promoter.

C.A. Mr. Rahul Chhallani for Respondent-promoter present. C.A. Mr. Rahul Chhallani seeks time to file say. Time granted. Adjourned for filing say on behalf of respondent-promoter to 17.07.2025.

**JAYANT BALIRAM
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(J. B. DANDEGAONKAR)
Dy. Secretary,
MahaRERA, Pune

Date : 31.07.2025

Sr.No.19

**BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY
CORAM : SHRI JAYANT B. DANDEGAONKAR, DY. SECRETARY, PUNE**

Video Conferencing Hearing as per MahaRERA Order No.593/2023

SUO MOTU ADVERTISEMENT PUNE CASE NO. 114 OF 2025

PROJECT REG. NO.	NAME OF PROMOTER	AGENT REG.NO.	NAME OF AGENT	PROJECT NAME	Charge
Unregistered	Urban Sytes	--	--	N.A. Plots at Makhmalabad Gat No. 347	S. 3

ROZNAMA

Appearance : C.A. Mr. Rahul Chhallani, A.R. for respondent-promoter.

C.A. Mr. Rahul Chhallani, A.R. for respondent-promoter present. Adjourned for hearing to 20.08.2025.

(JAYANT B. DANDEGAONKAR)
Dy. Secretary, MahaRERA, Pune

Date : 20.08.2025

Sr.No.12

BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

CORAM : SHRI JAYANT B. DANDEGAONKAR, DY. SECRETARY, PUNE

Hearing in Hybrid Mode as per MahaRERA Circular No. 48/2025

SUO MOTU ADVERTISEMENT PUNE CASE NO. 114 OF 2025

PROJECT REG. NO.	NAME OF PROMOTER	AGENT REG.NO.	NAME OF AGENT	PROJECT NAME	Charge
Unregistered	Urban Sytes	--	--	N.A. Plots at Makhamalabad Gat No.347	S. 3

ROZNAMA

Appearance : C.A. Mr. Rahul Chhallani for respondent-promoter.

C.A. Mr. Rahul Chhallani for Respondent-promoter present. Say filed on behalf of the respondent. Taken on record. Respondent to furnish details of the land owners. Adjourned for compliance by respondent to 24.09.2025.

**JAYANT BALIRAM
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(J. B. DANDEGAONKAR)
Dy. Secretary,
MahaRERA, Pune

Date : 24-09-2025

Sr.No.12

BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

CORAM : SHRI JAYANT B. DANDEGAONKAR, DY. SECRETARY, PUNE

Hearing in Hybrid Mode as per MahaRERA Circular No. 49/2025

SUO MOTU ADVERTISEMENT PUNE CASE NO. 114 OF 2025

PROJECT REG. NO.	NAME OF PROMOTER	AGENT REG.NO.	NAME OF AGENT	PROJECT NAME	Charge
Unregistered	Urban Sytes	--	--	N.A. Plots at Makhamalabad Gat No.347	S. 3

ROZNAMA

Appearance (V.C.) : C.A. Mr. Rahul Chhallani for Respondent-promoter.

C.A. Mr. Rahul Chhallani for Respondent-promoter present. During last hearing it was told by the Promoter that the plots are owned by one land owner and the role of Urban Sytes is limited only to sell of plots. In spite of directions issued to the respondent to file certified copy of the agreement executed with land owner, along with N.A. order and final layout plan, no such documents have been filed till date.

In pursuance of the powers delegated to the undersigned by the MahaRERA Head Office vide Office Order No.MahaRERA/Secy/DoP/Advertisement/41/2025, dated 16th January, 2025, to issue show cause notice under Section 3 of RERA, hearing of this case was initiated and scheduled. As per latest Order No.MahaRERA/Secy/DoP/Advertisement/459/ 2025 received by this office on 25.08.2025, the above mentioned powers have been withdrawn, hence any action in this case is hereby stopped by this Authority. As such the Record & Proceeding of this case be sent to the MahaRERA Authority, Mumbai for further necessary action.

JAYANT BALIRAM
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(J. B. DANDEGAONKAR)
Dy. Secretary,
MahaRERA, Pune