

**Date : 26.06.2025**

**Sr.No.23**

**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. 126 OF 2025**

| <b>PROJECT<br/>REG. NO.</b> | <b>NAME OF<br/>PROMOTER</b> | <b>AGENT<br/>REG.NO.</b> | <b>NAME OF<br/>AGENT</b> | <b>PROJECT<br/>NAME</b>                     | <b>Charge</b> |
|-----------------------------|-----------------------------|--------------------------|--------------------------|---------------------------------------------|---------------|
| Unregistered                | Urban Sytes                 | --                       | --                       | N.A. Plots at<br>Makhamalabad<br>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  
DANDEGAONKAR**

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

Date : 31.07.2025

Sr.No. 30

**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. 126 OF 2025**

| PROJECT<br>REG. NO. | NAME OF<br>PROMOTER | AGENT<br>REG.NO. | NAME OF<br>AGENT | PROJECT<br>NAME                             | Charge |
|---------------------|---------------------|------------------|------------------|---------------------------------------------|--------|
| Unregistered        | Urban Sytes         | --               | --               | N.A. Plots at<br>Makhmalabad<br>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.22**

**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. 126 OF 2025**

| <b>PROJECT<br/>REG. NO.</b> | <b>NAME OF<br/>PROMOTER</b> | <b>AGENT<br/>REG.NO.</b> | <b>NAME OF<br/>AGENT</b> | <b>PROJECT<br/>NAME</b>                     | <b>Charge</b> |
|-----------------------------|-----------------------------|--------------------------|--------------------------|---------------------------------------------|---------------|
| Unregistered                | Urban Sytes                 | --                       | --                       | N.A. Plots at<br>Makhamalabad<br>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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JAYANT BALIRAM  
DANDEGAONKAR

Date: 2025.08.20  
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(J. B. DANDEGAONKAR)  
Dy. Secretary,  
MahaRERA, Pune

**Date : 24-09-2025**

**Sr.No.22**

**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. 126 OF 2025**

| <b>PROJECT<br/>REG. NO.</b> | <b>NAME OF<br/>PROMOTER</b> | <b>AGENT<br/>REG.NO.</b> | <b>NAME OF<br/>AGENT</b> | <b>PROJECT<br/>NAME</b>                     | <b>Charge</b> |
|-----------------------------|-----------------------------|--------------------------|--------------------------|---------------------------------------------|---------------|
| Unregistered                | Urban Sytes                 | --                       | --                       | N.A. Plots at<br>Makhamalabad<br>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** Digitally signed by JAYANT  
**DANDEGAONKAR** BALIRAM DANDEGAONKAR  
Date: 2025.09.25 17:18:32 +05'30'

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