

Date : 12.07.2024

Sr.No.12

**BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY  
AUTHORITY, PUNE**

**Video Conferencing Hearing as per MahaRERA Order  
No.593/2023 Held by  
Shri.F. D. Jadhav, Dy. Secretary-Cum-Head**

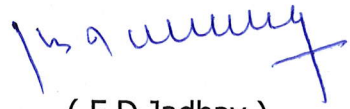
**SUO MOTU ADVERTISEMENT PUNE CASE NO. 109 OF 2024**

| PROJECT<br>REG. NO. | NAME OF<br>PROMOTER                             | AGENT<br>REG.NO. | NAME OF<br>AGENT | PROJECT<br>NAME | Charge   |
|---------------------|---|------------------|------------------|-----------------|----------|
| P52100052204        | Shrenik<br>Nilesh Oswal<br>(Balaji<br>Builders) | --               | --               | Oriana Nest     | QR+11(2) |

**ROZNAMA**

Appearance : Mr. Shrenik Oswal for respondent.

Mr. Shrenik Oswal for respondent present in person. He seeks time to furnish his reply. Time granted. Adjourned for furnishing reply by respondent to 26.07.2024.

  
( F.D.Jadhav )  
Dy.Secretary-Cum-Head,  
MahaRERA, Pune

Date : 26.07.2024

Sr.No.12

**BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY  
AUTHORITY, PUNE**

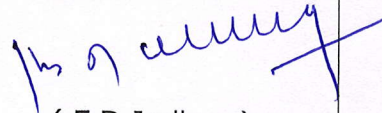
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| P52100052204        | Shrenik<br>Nilesh Oswal<br>(Balaji<br>Builders) | --               | --               | Oriana Nest     | QR+11(2) |

**ROZNAMA**

Appearance : C.A. Mr. Govind Chevale along with Mr. Shrenik Oswal for respondent.  
C.A. Mr. Govind Chevale along with Mr. Shrenik Oswal present for respondent. C.A.  
Mr. Chevale submitted that only one email has been received by the respondent from  
ASCI and requested time to search the other 13 emails and to furnish reply. Time  
granted. Adjourned for furnishing reply to 06.08.2024.

  
( F.D.Jadhav )  
Dy.Secretary-Cum-Head,  
MahaRERA, Pune

Date : 06.08.2024

Sr.No.12

**BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY  
AUTHORITY, PUNE**

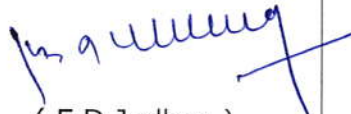
**Video Conferencing Hearing as per MahaRERA Order  
No.593/2023 Held by  
Shri.F. D. Jadhav, Dy. Secretary-Cum-Head**

**SUO MOTU ADVERTISEMENT PUNE CASE NO. 109 OF 2024**

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| P52100052204        | Shrenik<br>Nilesh Oswal<br>(Balaji<br>Builders) | --               | --               | Oriana Nest     | QR+11(2) |

**ROZNAMA**

Appearance : C.A. Mr. Govind Chevale along with Mr. Shrenik Oswal for respondent.  
C.A. Mr. Govind Chevale along with Mr. Shrenik Oswal present for respondent. Say  
filed on behalf of the respondent. Taken on record. Adjourned for hearing to  
20.08.2024.

  
( F.D.Jadhav )  
Dy.Secretary-Cum-Head,  
MahaRERA, Pune

Date : 20.08.2024

Sr.No.12

**BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY  
AUTHORITY, PUNE**

**Video Conferencing Hearing as per MahaRERA Order  
No.593/2023 Held by  
Shri.F. D. Jadhav, Dy. Secretary-Cum-Head**


**SUO MOTU ADVERTISEMENT PUNE CASE NO. 109 OF 2024**

| PROJECT<br>REG. NO. | NAME OF<br>PROMOTER                             | AGENT<br>REG.NO. | NAME OF<br>AGENT | PROJECT<br>NAME | Charge   |
|---------------------|---|------------------|------------------|-----------------|----------|
| P52100052204        | Shrenik<br>Nilesh Oswal<br>(Balaji<br>Builders) | --               | --               | Oriana Nest     | QR+11(2) |

**ROZNAMA**

Appearance : C.A. Mr. Govind Chevale for respondent.

C.A. Mr. Govind Chevale present for respondent. Heard arguments of C.A. Mr. Govind Chevale on behalf of respondent. Adjourned for passing order to 30.08.2024.

  
( F.D.Jadhav )  
Dy.Secretary-Cum-Head,  
MahaRERA, Pune



Date : 30.08.2024

Sr.No.12

**BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY  
AUTHORITY, PUNE**

**Video Conferencing Hearing as per MahaRERA Order  
No.593/2023 Held by  
Shri.F. D. Jadhav, Dy. Secretary-Cum-Head**

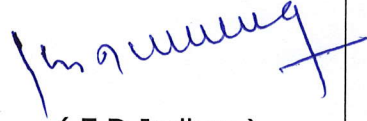
**SUO MOTU ADVERTISEMENT PUNE CASE NO. 109 OF 2024**

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| P52100052204        | Shrenik<br>Nilesh Oswal<br>(Balaji<br>Builders) | --               | --               | Oriana Nest     | QR+11(2) |

**ROZNAMA**

Appearance : C.A. Mr. Govind Chevale for respondent.

C.A. Mr. Govind Chevale present for respondent. Order passed. Total Penalty of Rs. 20,000/- i.e. Penalty of Rs. 10,000/- under Section 63 of RERA Act, 2016 for contravention of directions issued by the MahaRERA Authority by Order No.46/2023, dated 29.05.2023 read with Order No. 46A/2023, dated 25.07.2023 and Penalty of Rs.10,000/- under Section 61 of the RERA Act, 2016 for violation of Section 11(2) of the RERA Act, 2016 has been imposed on the respondent-promoter. Promoter shall pay the both the aforesaid penalties within 15 days from the date of the order. Matter is disposed off accordingly.

  
( F.D.Jadhav )  
Dy.Secretary-Cum-Head,  
MahaRERA, Pune