BEFORE THE MAHARASHTRA

REAL ESTATE REGULATORY AUTHORITY, MUMBAI

Virtual Hearing held through video conference as per
MahaRERA Circular No.: 27/2020

COMPLAINT NO. : CC006000000396873 (Sr no. 123)

RADHA RAJENDRAN MENON ... COMPLAINANT/S

VS

RAJESH R. PATEL ...RESPONDENT/S

A/W

COMPLAINT NO. : CC006000000194703 (Sr. no 126)

DEBLINA SAHA,

SHYAMAL SAHA ...COMPLAINANT/S

VS

M/S RAJESH ESTATE AND NIRMAN PVT LTD ... RESPONDENT/S

A/W

COMPLAINT NO. : CC006000000197231(Sr no 127)

BISHAL SINGHA,TAJINDER KAUR ...COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PRIVATE LIMITED,

INDIA BULLS HOUSING FINANCE LIMITED,

INDIA BULLS ASSET RECONSTRUCTION ...RESPONDENT/S

COMPLAINT NO. : CC006000000199091(Sr no 128)

SURESH KUMAR PANDEY,

PRAGYA SURESH PANDEY ...COMPLAINTANT/S

VS

RAJESH ESTATE AND NIRMAN PRIVATE LIMITED ...RESPONDENT/S

A/W

COMPLAINT NO :-CC006000000220733(Sr.No 129)

MILAN KUMAR MAJI,CHANDRANI MAJI …COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PRIVATE LIMITED,
INDIABULLS HOUSING FINANCE PRIVATE LIMITED,
ASSET CARE & RECONSTRUCTION ENTERPRISE LTD. …RESPONDENT/S

A/W

COMPLAINT NO:- CC006000000251510(Sr no 130)

ARINDAM ROY,RINI CHAKRAVARTY …COMPLAINANT/S

VS

RAJESH ESTATE AND NIRMAN PRIVATE LIMITED,

INDIABULLS HOUSING FINANCE

PRIVATE LIMITED,ASSET CARE & RECONSTRUCTION

ENTERPRISE LIMITED …RESPONDENT/S

A/W

COMPLAINT NO: CC006000000282115(Sr no 131)

DHANSUKH AKHAI PATEL …COMPLAINTANT/S

VS

RAJESH ESTATE AND NIRMAN PVT LTD …RESPONDENT/S

A/W

COMPLAINT NO :-CC006000000292855(Sr no 132)

VINITA SANJAY KASHIWAL,

MR. SANJAY KISHIN KASHIWAL,

MRS. RITA KISHIN KASHIWAL …
COMPLAINTANT/S

VS

RAJESH ESTATES AND NIRMAN PRIVATE LIMITED ...RESPONDENT/S

A/W

COMPLAINT NO: CC006000000292819(Sr no 133)

KARIM KAMALUDDIN KHORASI ... COMPLAINTANT/S

VS

RAJESH ESTATES AND NIRMAN PRIVATE LIMITED ...RESPONDENT/S

A/W

COMPLAINT NO CC006000000292832(Sr no 134)

SURESH DEVRAM PATIL,

MRS. SUNITA SURESH PATIL ... COMPLAINTANT/S

VS

RAJESH ESTATES & NIRMAN PRIVATE LIMITED ... RESPONDENT/S

A/W

COMPLAINT NO : CC006000000303092(Sr no 135)

SHAILAJA PRAKASH PATEL,

PRASAD PRAKASH PATEL,

PRAKASH TILA PATEL ...COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PRIVATE LIMITED ...RESPONDENT/S

A/W

COMPLAINT NO : CC006000000292854(Sr no 136)

PRAVEEN VIJAYKUMAR TIWARI,

MRS. AARTI PRAVEEN TIWARI,

MRS. NIRMALA VIJAYKUMAR TIWARI ...COMPLAINANT/S

VS

RAJESH ESTATE AND NIRMAN PRIVATE LIMITED ...RESPONDENT/S

A/W

COMPLAINT NO: CC006000000292862(Sr no 137)

SHRINIVAS NANDKISHORE MANDHANA,

MRS. RASHMI SHRINIVAS MANDHANA ...COMPLAINANT/S

VS

RAJESH ESTATE AND NIRAMAN PRIVATE LIMITED ...RESPONDENT/S

A/W

COMPLAINT NO CC006000000292767 (Sr no 138)

SHRUTI SAMEER DOSHI,SAMEER SHIRISH DOSHI ...COMPLAINTANT/S

VS

RAJESH ESTATES AND NIRMAN PRIVATE LIMITED ...RESPONDENT/S

A/W

COMPLAINT NO CC006000000292839 (Sr no 139)

SUMEDH MADHUSUDAN SHEVDE,
MRS. RUCHA SUMEDH SHEVDE,
MR. MADHUSUDAN PRABHAKAR SHEVDE,
MRS. ANJALI MADHUSUDAN SHEVDE ...COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PRIVATE LIMITED ...RESPONDENT/S

A/W

COMPLAINT NO CC006000000292836 (Sr no 140)

MUKUL JAIN,RENU JAIN ...COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PRIVATE LIMITED ...RESPONDENT/S

A/W

COMPLAINT NO CC006000000292853 (Sr no 141)

SAHIL SHETTY,MRS. SHAILA S. SHETTY …COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PRIVATE LIMITED …RESPONDENT/S

A/W

COMPLAINT NO CC006000000292858 (Sr no 142)

KONARKSINGH YEDE,MRS. ANSHITA YEDE …COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PRIVATE LIMITED …RESPONDENT/S

A/W

COMPLAINT NO CC006000000292856 (Sr no 143)

RANJANA ASHOK BHALERAO,

MR. ASHOK MOTIRAM BHALERAO ….COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PRIVATE LIMITED …RESPONDENT/S

A/W

COMPLAINT NO CC006000000292860 (Sr no 144)

HETAL PATEL,MR. SIDDHESH MEHALE …COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PRIVATE LIMITED …RESPONDENT/S

A/W

COMPLAINT NO CC006000000292861 (Sr no 145)

TUKAR PRASAD SINGH,MRS. AMLAVATI DEVI SINGH …COMPLAINANT/S

VS

RAJESH ESTATE AND NIRMAN PRIVATE LIMITED …RESPONDENT/S

COMPLAINT NO. CC006000000292841 (Sr no 146)

VINAY ASHOK KULKARNI,

MRS. MEENAL VINAY KULKARNI …COMPLAINANT/S

VS

RAJESH ESTATE AND NIRMAN PRIVATE LIMITED ...RESPONDENT/S

A/W

COMPLAINT NO. CC006000000303457 (Sr no 147)

SUNNIL TIKAMDAS DATWANI ...COMPLAINTANT/S

VS

RAJESH ESTATES AND NIRMAN PVT LTD, ...RESPONDENT/S

(A COMPANY THOUGH ITS DIRECTORS)

A/W

COMPLANT NO CC006000000303680 (Sr no 148)

ARUN A. NAIK,ANJALI ARUN NAIK ...COMPLAINTANT/S

VS

RAJESH ESTATE AND NIRMAN PVT.LTD,

M/S. VEENA ENTERPRISES ...RESPONDENT/S

A/W

COMPLAINT NO. CC006000000364612 (Sr no 149)

SANJAY MAKHANLAL GUPTA ...COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT LTD ...RESPONDENT/S

A/W

COMPLAINT NO. CC006000000364630 (Sr no 150)

UDDHAV HIRAJI PATIL,GEETA UDDHAV PATIL ... COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT LTD ...RESPONDENT/S

A/W

COMPLAINT NO. CC006000000364645 (Sr no 151)

DEEPAK KUMAR MAKHANLAL GUPTA ...COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT LTD ...RESPONDENT/S

A/W

COMPLAINT NO .CC006000000364648(Sr no 152)

SWAPNIL SURDAS PATIL,

PRIYANKA SWAPNIL PATIL …COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT LTD …RESPONDENT/S

A/W

COMPLAINT NO. CC006000000364707 (Sr no 153)

SUHAS SHANTARAM BIRJE,JYOTI SUHAS BIRJE …COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT LTD …RESPONDENT/S

A/W

COMPLAINT NO. CC006000000374788 (Sr no 154)

RATNA SANJAYKUMAR GUPTA …COMPLAINANT/S

VS

RAJESH ESTATE AND NIRMAN PVT. LTD …RESPONDENT/S

A/W

COMPLAINT NO. CC006000000364613 (Sr no 155)

SADANAND BASAPPA MUSHIGERI,

SEEMA SADANAND MUSHIGERI
…COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT LTD …RESPONDENT/S

A/W

COMPLAINT NO. CC006000000364646 (Sr no 156)

LIJU MALIYAKKAL,

SILY LIJU MALIYAKKAL ...COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT LTD ...RESPONDENT/S

A/W

COMPLAINT NO. CC006000000364650 (Sr no 157)

RUSHI NITIN SAMPAT,NITA NITIN SAMPAT ...COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT LTD ...RESPONDENT/S

A/W

COMPLAINT NO. CC006000000364651 (Sr no 158)

AMUL RAVIKANT PEDNEKAR,

PRACHI RAMESH SHIRODKAR ...COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT LTD ...RESPONDENT/S

A/W

COMPLAINT NO. CC006000000374789 (Sr no 159)

SHAMIM SHADAB SAYED,SHADAB HUSAIN SAYED ... COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT. LTD. ...RESPONDENT/S

A/W

COMPLAINT NO. CC006000000364647 (Sr no 160)

AMIT ANAND GODSE,

SMITA NARAYAM HINDURAO,

NIMALA ANAND GODSE …COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT LTD …RESPONDENT/S

A/W

COMPLAINT NO. CC006000000364708 (Sr no 161)

DAKSHA VIDESH NARKHEDE,

VIDESH KISAN NARKHEDE … COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT LTD …RESPONDENT/S

A/W

COMPLAINT NO. CC006000000364709 (Sr no 162)

AMIT DIGAMBAR KHARAPKAR,

SHEETAL AMIT KHARAPKAR … COMPLAINANT/S

VS

RAJESH ESTATES AND NIRAMAN PVT LTD …RESPONDENT/S

A/W

COMPLAINT NO. CC006000000364719 (Sr no 163)

VRUSHALI SACHIN GHOLAP,

SACHIN SHIVAJI GHOLAP … COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT LTD …RESPONDENT/S

A/W

COMPLAINT NO. CC006000000385416 (Sr no 164)

KIRAN GIRADKAR ... COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT LTD ...RESPONDENT/S

A/W

COMPLAINT NO. CC006000000397322 (Sr no 165)

APOORVA ASHOKKUMAR PATNI ... COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT LTD ...RESPONDENT/S

A/W

COMPLAINT NO CC006000000397320.(Sr no 166)

VASUNDHARA APOORVA PATNI ... COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT LTD ...RESPONDENT/S

A/W

COMPLAINT NO CC006000000282127 (Sr no 167)

PRASAD MADHUKAR NARVEKAR ... COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT. LTD. ...RESPONDENT/S

A/W

COMPLAINT NO. CC006000000429506 (Sr no 168)

RAJSHREE MAHESH KOKATE ... COMPLAINANT/S

VS

RAJESH ESTATES AND NIRMAN PVT. LTD. ...RESPONDENT/S

MahaRERA Project registration No:-P51700008352

Order

17th January 2025

(*Date of Hearing:16.01.2025)*

Coram: Manoj Saunik, Chairperson, MahaRERA

Appearance of complainant/s	Appearance of respondent/s
Adv Vinay Nair in Sr no 123 , Adv Khevana Dagli for the complainant in sr no 126, 128 - Adv. Khushnumah Banerjee i/b Vidhii Partners - for Complainant. Sr no 131 - Adv Deep Madnani i/b SL Partners Sr no 132 Vinita Sanjay Kashiwal, Adv. Sonam Singh a/w. Adv. Pooja Gaikwad Sr.no.132 to 146 and 149 to 163 Adv Sudip Kenjalkar in Sr no 147 Sr. No. 148 - Adv. Hitendra Parab h/f Adv. Akshata NAIK Sr. No . 157 Rushi Nitin Sampat Sr. no 161 Daksha Narkhede & Videsh Narkhede	Adv Adeeth Nair for Rajesh Estates Private Limited. Adv. Ashwin Hirulkar i/b. Dhaval Vussonji & Associates Sr. No. 129 and 130 for Assets Care & Reconstruction Enterprise Ltd. Adv Indrajeet Hingane - For Sammaan Capital Limited formerly known as Indiabulls Housing Finance Limited - serial nos. 127, 129, 130. Divyesh Desai - Resolution professional

1. Resolution professional appears on behalf of Rajesh Estates Private Limited. Many complainants have stated that they have filed withdrawal applications in view of corporate insolvency resolution process(CIRP).
2. As the corporate insolvency resolution process(CIRP) has begun in March 2023 and moratorium period is enforced all these matters are disposed as unadjudicable.

MANOJ SAUNIK Digitally signed by MANOJ SAUNIK Date: 2025.01.20 11:20:20 +05'30'

Manoj Saunik,
Chairperson, MahaRERA