

**SUO MOTU ADVERTISEMENT  
CASE NO. 65 OF 2023**

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

**SUO MOTU ADVERTISEMENT CASE NO. 65 OF 2023**

MahaRERA on its Own Motion

.... Complainant

Versus

Jones Lang Lasalle Property

Consultants (India) Private Limited

.... Respondent/Promoter

Agent Registration No. A51900000251

Coram: Dr Vasant Prabhu, Secretary, MahaRERA

Mr. Anurag Singh & Mr. Ritesh Mehta appeared for the Respondent.

**ORDER**

30<sup>th</sup> June 2023

(Through Video Conferencing)

1. The MahaRERA Authority had issued a show cause notice dated 09/06/2023 to the Respondent above named, for the reason that their Promoter "Kashish Park Realtors" had issued an advertisement in the Maharashtra Times Newspaper dated 28/05/2023 without mentioning the MahaRERA project registration number in regard to the real estate project "Kashish Park Tower B" bearing MahaRERA registration no. P51700001799, situated at Mumbai.
2. The Respondent by its reply dated 14/06/2023 to the show cause notice dated 09/06/2023, submitted that Kashish Park Realtors had received the Occupation Certificate on 25/09/2022 in respect of their project "Kashish Park."

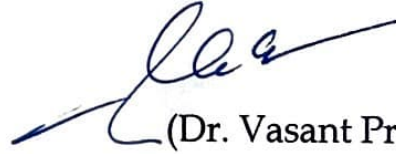
3. In this regard, a hearing was scheduled on 30/06/2023 through video conferencing as per the MahaRERA Circular No. 27/2020 and MahaRERA Order No. 593/2023, when the Promoter can appear through its representative and make its submissions.
4. During the aforementioned hearing, the Respondent submitted that since the Promoter had obtained the Occupancy Certificate dated 25/09/2022 and the Architect's Form - Project Completion (Form 4) dated 28/09/2022, the MahaRERA registration number was not incorporated in the said advertisement. The Respondent also stated that "OC Received" was mentioned in the said advertisement.
5. In this regard, it is necessary to peruse the provision of Section 11(2) of the RERA which reads as under:

*"11(2) The advertisement or prospectus issued or published by the Promoter shall mention prominently the website address of the Authority, wherein all details of the registered project have been entered and include the registration number obtained from the Authority and such other matters incidental thereto."*
6. Upon interpretation of Section 11(2), it becomes apparent that the Promoter bears the responsibility to conspicuously display the MahaRERA registration number of the project in any advertisements or prospectus disseminated by them.
7. Notwithstanding the circumstances of the present case, it has come to

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light that the Promoter did, in fact, release a full-page advertisement in Maharashtra Times Newspaper dated 28/05/2023.

8. Pursuant to its written submissions, the full Occupancy Certificate and Architect's Form - Project Completion (Form 4) have been duly obtained and subsequently uploaded onto the MahaRERA portal. Therefore, it is hereby affirmed that the aforementioned project is no longer ongoing but rather completed in accordance with the MahaRERA registration.
9. In view of the above, the present case stands disposed of.



(Dr. Vasant Prabhu)

**Secretary, MahaRERA**