

**SUO MOTU ADVERTISEMENT
CASE NO. 102 OF 2023**

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

SUO MOTU ADVERTISEMENT CASE NO. 102 OF 2023

MahaRERA on its Own Motion

.... Complainant

Versus

Royal Minerva Realty LLP

....Respondent/Promoter

MahaRERA Project Registration No. P51800050456

Coram: Dr. Vasant Prabhu, Secretary, MahaRERA

None appeared for the Promoter / Respondent.

ORDER

30th May 2024

(Through Video Conferencing)

1. The MahaRERA Authority had issued a show cause notice dated 29.08.2023 to the Promoter above named for issuing an advertisement on a website namely <https://www.mscourtyard-santacruz.com/> in respect of their real estate project "Courtyard" situated at Andheri, Mumbai Suburban, registered with MahaRERA under Project Registration No. P51800050456 without incorporating the MahaRERA Quick Response (QR) Code of the said real estate project in the said advertisement.
2. The Promoter, through its written submission dated 07.09.2023, stated that the website in question is neither handled/ managed by them nor they are the rightful owner of the said website and that they are not aware of any such website.
3. In the preceding hearings dated 14.09.2023, 24.11.2023 and 06.03.2024 the Promoter remained absent even though the notice of hearing and the link for the hearing was duly served upon the Promoter.
4. In this regard, a hearing was scheduled on 30.05.2024 through video conferencing as per the MahaRERA Circular No. 27/2020 and MahaRERA Order No. 593/2023, wherein the Promoter could have appeared through its representatives and made its

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submissions.


5. However, during the aforementioned hearing the Promoter once again failed to appear even though the notice of hearing and the link for the hearing was duly served upon the Promoter.
6. In this regard, it is necessary to peruse the provisions of MahaRERA Order No. 46/2023 read with MahaRERA Order No. 46A/2023, which reads as under:

“MahaRERA Order No. 46A/2023 With effect from 01.08.2023, Promoter shall prominently display the QR Code on each and every real estate project promotion/advertisement published in the mediums, in the manner and at the place as more specifically mentioned in MahaRERA Order No. 46/2023 dated 29.05.2023.”

“MahaRERA Order No. 46/2023 The Promoter shall prominently display QR Code on each and every project promotion/advertisement published after 01.08.2023. The QR Code must be published in a manner that is legible, readable, and detectable with software application. The QR code must be published besides the MahaRERA Registration Number and the Website Address. The mandate as mentioned above shall apply to the mediums of promotion/advertisement and in any other medium as may be directed by the Authority.”
7. Notwithstanding the circumstances of the present case, it has been established that although the Promoter did not publish the advertisement on the website in question, they failed to investigate the matter thoroughly and take stringent actions, such as filing a formal complaint with the Cybercell.
8. Henceforth, it becomes manifestly clear that the Promoter stands in violation of MahaRERA Order No. 46/2023 dated 29.05.2023 read with MahaRERA Order No. 46A/2023 dated 25.07.2023.
9. In view of the above a penalty of Rs. 50,000/- is imposed upon the Promoter under Section 63 of the RERA for violation of MahaRERA Order No. 46/2023 dated 29.05.2023 read with MahaRERA Order No. 46A/2023 dated 25.07.2023.

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10. The said penalty shall be payable by the Promoter within a period of 15 days from the date the penalty is enforced, failing which a further penalty of Rs. 1,000/- per day would be imposed till compliance.
11. The Technical and Finance Departments of the MahaRERA Authority are mandated to authenticate the payment of the penalty prior to initiating the processing of any applications, including but not limited to extensions, corrections, and change of name, pertaining to the specified project.
12. In view of the above, the present case stands disposed of.



Dr. Vasant Prabhu

Secretary, MahaRERA