

**SUO MOTU ADVERTISEMENT
CASE NO. 113 OF 2024**

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

SUO MOTU ADVERTISEMENT CASE NO. 113 OF 2024

MahaRERA on its Own Motion

.... Complainant

Versus

K T Realty & L K Group

.... Respondent/Promoter

MahaRERA Project Registration No. P51700019120

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 22.03.2024 to the Promoter above named for issuing an advertisement on hoarding, in respect of their real estate project "Sai Vrindavan" situated at Navi Mumbai without incorporating the Project Registration Number and the Quick Response (QR) Code of the said real estate project in the said advertisement.
2. The Promoter, inspite of having received the show cause notice dated 22.02.2024 failed to show cause to the same within the time period mentioned in the said show cause notice.
3. In the preceding hearing dated 29.04.2024, the Promoter submitted that they had not received the show cause notice issued by the MahaRERA Authority dated 22.03.2024. Nevertheless, the hearing notice was received and thus the Promoter requested for 7 days' time to file their reply in the said matter. However, the Promoter failed to file its reply in the said matter.
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,

**SUO MOTU ADVERTISEMENT
CASE NO. 113 OF 2024**

wherein the Promoter could have appeared through its representatives and made its submissions.

5. However, during the aforementioned hearing, the Promoter remained absent 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 Section 11(2) of the RERA; MahaRERA Order No. 46/2023 read with MahaRERA Order No. 46A/2023, 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."

"MahaRERA Order No. 46.A/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."

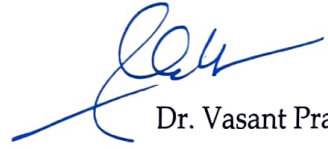
7. Upon investigating into the said matter, it was revealed that the said project is completed, and full Occupancy Certificate has been obtained on 24.08.2023. The Form 4 (Architect's Form) dated 29.08.2023 has also been uploaded on the MahaRERA portal.

8. Notwithstanding the circumstances of the present case, the Promoter can be

**SUO MOTU ADVERTISEMENT
CASE NO. 113 OF 2024**

exempted from incorporating the MahaRERA Project Registration Number and QR code in the published advertisement since full occupancy certificate has been obtained.

9. In view of the above, the present case stands disposed of.



Dr. Vasant Prabhu
Secretary, MahaRERA