

**SUO MOTU ADVERTISEMENT  
CASE NO. 21 OF 2024**

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

**SUO MOTU ADVERTISEMENT CASE NO. 21 OF 2024**

MahaRERA on its Own Motion

.... Complainant

Versus

Angel Developers

.... Respondent/ Promoter

**MahaRERA Project Registration No. - Unregistered with MahaRERA**

**Coram: Dr. Vasant Prabhu, Secretary, MahaRERA**

None appeared on behalf of the Respondent/ Promoter.

**ORDER**

06<sup>th</sup> March 2024

(Through Video Conferencing)

1. The MahaRERA Authority had issued a show cause notice dated 24.11.2023 to the Promoter above named for issuing an advertisement in Maharashtra Times Newspaper dated 11.11.2023 in respect of their real estate project "Neoclassical Residential Township," situated at Vasai, Palghar without registering the said project with MahaRERA Authority.
2. The Promoter, inspite of receiving the show cause notice dated 24.11.2023, failed to show cause to the same within the stipulated time period mentioned in the show cause notice.
3. In the preceding hearing dated 23.01.2024, the Promoter failed to appear even though the notice of hearing and the link for the hearing was duly served upon the Promoter.
4. In this regard, a second hearing was scheduled on 06.03.2024 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 representative and made its submissions.

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5. However, once again the Promoter 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 Section 3 of the RERA which reads as under:

*"3. No Promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment, or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act."*

7. An interpretation of Section 3 reveals that the Promoter is legally obligated to refrain from engaging in activities such as advertising, marketing, booking, selling, or inviting individuals to purchase any plot, apartment, or building unless the said real estate project in question has been duly registered with MahaRERA.

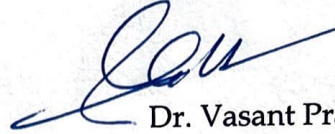
8. However, in the present case, it has been established that the Promoter had published an advertisement in Maharashtra Times Newspaper dated 11.11.2023 without fulfilling the requisite registration process with MahaRERA Authority for the advertised project.

9. Furthermore, since the said real estate project "Neoclassical Residential Township" is not registered with the MahaRERA Authority as per the mandates of Section 3 of the Real Estate (Regulation and Development) Act, 2016, the said matter can be pursued as a source complaint.

10. Therefore, the said matter is referred to the Legal Consultant, Mrs. Nalini Sathe to scrutinize the matter for source complaint and for further necessary action.

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



Dr. Vasant Prabhu  
Secretary, MahaRERA