

**SUO MOTU ADVERTISEMENT
CASE NO. 168 OF 2023**

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

SUO MOTU ADVERTISEMENT CASE NO. 168 OF 2023

MahaRERA on its Own Motion

... Complainant

Versus

Nabhraj Group

... Respondent/Promoter

MahaRERA Project Registration No. P51500049264

Coram: Dr. Vasant Prabhu, Secretary, MahaRERA

Mr. Uday Kasliwal a/w Mr. Babasaheb Kale appeared for the Promoter / Respondent.

ORDER

8th December 2023

(Through Video Conferencing)

1. The Advertising Standards Council of India had issued an intimation letter dated 25.10.2023 to the Promoter above named for issuing an advertisement on Instagram Platform dated 14.08.2023 in regard to their real estate project "Nabhraj Nikunj" situated at Sambhajinagar, registered with MahaRERA Authority under the project registration number P51500049264, without mentioning the MahaRERA project registration number as well as without incorporating the Quick Response (QR) Code of the said real estate project in the said advertisement.
2. The Promoter, inspite of having received the intimation letter from the "Advertising Standards Council of India" failed to comply with MahaRERA regulation and modify or withdraw the said advertisement.
3. In this regard, a hearing was scheduled on 08.12.2023 through video conferencing as per the MahaRERA Circular No. 27/2020 and MahaRERA Order No. 593/2023, when the Promoter could appear through its representative and make its submissions.
4. During the course of proceedings, the Promoter submitted that the said

**SUO MOTU ADVERTISEMENT
CASE NO. 168 OF 2023**

advertisement in question was published in the month of June/July, however for promotion/marketing purposes, the said advertisement was reboosted.

5. 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.”

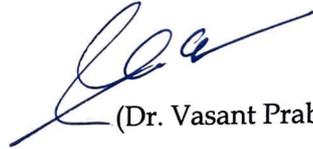
“MahaRERA Order No. 46A/2023 With effect from 01.08.2023, Promoter shall prominently display the QR Code on each and every real estate project promotion/advertisement published in the mediums, in the manner and at the place as more specifically mentioned in MahaRERA Order No. 46/2023 dated 29.05.2023.”

“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.”

6. Notwithstanding the circumstances of the present case, it has come to light that the Promoter had published an advertisement on Instagram Platform dated 14.08.2023. Further, the Promoter had failed to mention the MahaRERA project registration number as well as to incorporate the MahaRERA QR Code within the aforementioned advertisement.
7. Henceforth, it becomes manifestly clear that the Promoter stands in violation of Section 11(2) of the Real Estate (Regulation and Development) Act, in conjunction with MahaRERA Order No. 46/2023 dated 29.05.2023 read with MahaRERA Order No. 46A/2023 dated 25.07.2023.

**SUO MOTU ADVERTISEMENT
CASE NO. 168 OF 2023**

8. In view of the above a penalty of Rs. 10,000/- is imposed upon the Promoter under Section 61 and Section 63 of the RERA for violation of the provisions of Section 11(2) of the Act and for violation of MahaRERA Order No. 46/2023 dated 29.05.2023 read with MahaRERA Order No. 46A/2023 dated 25.07.2023.
9. 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.
10. 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.
11. In view of the above, the present case stands disposed of.



(Dr. Vasant Prabhu)

Secretary, MahaRERA