

**SUO MOTU ADVERTISEMENT
CASE NO. 11 OF 2023**

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

SUO MOTU ADVERTISEMENT CASE NO. 11 OF 2023

MahaRERA on its Own Motion

.... Complainant

Versus

Lalit Roongta Groups Builders & Developers Respondent/ Promoter

MahaRERA Project Registration No. P51600046804

Coram: Dr Vasant Prabhu, Secretary, MahaRERA

Mr. Akhil Roongta appeared for the Respondent / Promoter.

ORDER

18th April 2023

(Through Video Conferencing)

1. The MahaRERA Authority had issued a show cause notice dated 03/03/2023 to the Promoter above named for publishing an advertisement dated 25/02/2023, in the Divya Marathi Newspaper, without mentioning the MahaRERA project registration number, in regards to the project **"Roongta Preciso Apartment"** bearing MahaRERA registration no. **P51600046804**, situated at Nashik.
2. The Promoter by its reply dated 16/03/2023, to the said show cause notice dated 03/03/2023, had submitted that the MahaRERA Registration number was mentioned on the right-hand side of the said advertisement.
3. In this regard, a hearing was scheduled on 17/04/2023 through video conferencing as per the MahaRERA Circular No. 27/2020 and MahaRERA Order No. 593/2023, when the Promoter appeared through its representative and made its submissions.

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4. During the hearing, the Promoter submitted that the MahaRERA Registration number was mentioned in the advertisement dated 25/02/2023. The space where the MahaRERA Registration number was mentioned, was highlighted during the hearing.
5. However, it was observed that the MahaRERA Registration number mentioned in the advertisement was extremely small in size and not visible to the naked eye.
6. 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."
7. From the plain reading of the section 11(2), the Promoter is under obligation to mention prominently, the registration number of the project in the advertisements or the prospectus issued by it. However, in the present case, the Promoter has published a full-page advertisement in the Divya Marathi newspaper dated 25/02/2023. Further, the Promoter published the MahaRERA registration number in the said advertisement dated 25/02/2023 issued by it in the Divya Marathi newspaper in an extremely small size, which was not visible to the naked eye. Hence, the Promoter is in violation of section 11(2) of RERA.

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8. In view of the above a penalty of Rs. 10,000/- under section 61 of the RERA, is imposed upon the promoter for violation of section 11(2).
9. The said penalty shall be payable by the promoter within a period of 15 days from the date of this order, failing which a further penalty of Rs. 1,000/- per day would be imposed till compliance.
10. The Technical and Finance Department of the MahaRERA authority shall verify the payment of the said penalty before processing any applications viz. extension, correction, change of name etc., with respect to the said project.
11. With the above directions, the present case stands disposed of.

(Dr Vasant Prabhu)
Secretary, MahaRERA