

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

**SUO MOTU ADVERTISEMENT/  
PUNE CASE NO.98 OF 2023**

MahaRERA on its own Motion

.... Complainant

Versus

Ravima Ventures

Newton Homes Phase I, II & III

.... Respondent

**MahaRERA Project Registration No.P52100016523, P52100016517 &  
P52100016522**

Coram: Shri.F.D.Jadhav, Dy.Secretary-Cum-Head

Appearance :-Adv. Vivek Kaulwar for respondent.

**ORDER**

20<sup>th</sup> October, 2023  
(Through Video Conferencing)

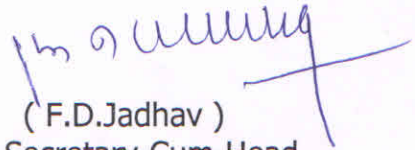
1. The present matter has been initiated by MahaRERA suo-motu against the respondent-promoter for publishing advertisement of his projects "Newton Homes Phase I, II and III" on website <https://ravima.in/newton-homes-handewadi/> wherein the respondent-promoter has not included project registration numbers, thereby violating the provisions of Section 11(2) of the Maharashtra Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as the "Act, 2016). Besides this, the respondent-promoter has not included Quick Response (QR) Code in the said advertisement and thereby violated the directions issued by the MahaRERA Authority under MahaRERA Order No.46/2023, dated 29.05.2023 read with MahaRERA Order No.46A, dated 25.07.2023.
2. In pursuance of the aforesaid advertisement and in exercise of the powers delegated by MahaRERA under Section 81 of the Real Estate (R

& D) Act, 2016 (hereinafter called as "Act 2016"), dated 26.04.2023 and 24.08.2023 show cause notice, dated 08.09.2023 has been issued to the respondent-promoter calling upon him as to why necessary action should not be taken against him for imposing penalty under Section 61 of the Act 2016 as well as under Section 63 of the Act, 2016.

3. It has come on record that the promoter has issued the impugned advertisement without mentioning registration number as well as QR Code. Therefore, show cause notice was issued against him, to which the respondent-promoter has filed his reply, dated 11.09.2023 wherein he has contended that due to technical reasons beyond his control, there has been a delay in the prompt updating of the registration number as well as the Quick Response (QR) Code. According to him, it was an unintentional act and he had taken immediate corrective actions to rectify the matter.
4. On receipt of reply by the promoter, Notice of hearing, dated 03.10.2023 was issued to the respondent-promoter whereby he was asked to attend virtual hearing on 20.10.2023. Respondent-promoter appeared in the matter through Adv. Vivek Kaulwar. He has reiterated the contentions raised by the respondent-promoter in his reply. Adv. Kaulwar argued that there was a technical error and delay has been occurred to rectify it. The delay is unintentional and corrective actions were taken to rectify the matter.
5. Perused the documents filed on record by the respondent-promoter. Perused impugned advertisement. The advertisement does not contains registration numbers and QR Code of the real estate projects of the respondent-promoter. The respondent-promoter has admitted to have published the impugned advertisement in the website without mentioning registration number of the projects and QR Code. Thus, the facts of the case, documents on record and admission by respondent manifestly shows that there is violation of Section 11(2) of the Act, 2016 as well as violation of Order No.46 and 46A/2023.



6. Therefore, this is a fit case to invoke the provision of Section 61 as well as Section 63 to impose penalty upon the respondent-promoter for violation of Section 11(2) of the Act, 2016 as well as for violation of the Order No. 46/2023, -dated 29.05.2023 read with Order No.46A/2023, dated 25.07.2023 issued by the MahaRERA.
7. In view of above, the penalty of Rs.25,000/- is imposed upon the promoter under Section 61 for violation of Section 11(2) of the Act, 2016.
8. Further the penalty of Rs.25,000/- is imposed upon the respondent-promoter under Section 63 of the Act 2016 for violation of MahaRERA order No.46/2023 read with MahaRERA Order No. 46A/2023.
8. Both the aforesaid penalties 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.250/- per day in each count, in addition, would be imposed till realization of entire amount.
9. The Technical and Finance Department of the MahaRERA Authority shall verify the payment of the said penalty before processing any applications by promoter for extension, corrections, change of name etc., with respect to the said project.

  
( F.D.Jadhav )  
Dy.Secretary-Cum-Head,  
MahaRERA, Pune