

**SUO MOTU ADVERTISEMENT/NAGPUR/
CASE NO. SM12400016 OF 2024**

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

SUO MOTU ADVERTISEMENT CASE NO. SM12400016 OF 2024

MahaRERA on its own Motion

.... Complainant

Versus

Sacchidananda Realities Private Limited..... Respondent/ Promoter

MahaRERA Project Registration No. - P50500018406

Coram: Shri.Sanjay Bhimanwar,Dy.Secretary, MahaRERA

CA Abhinav Welekar appeared for the respondent/ promoter.

ORDER

04th December 2024

(Through Video Conferencing)

1. The MahaRERA authority, Nagpur had issued a show cause notice dated 11/10/2024 to the Promoter above named for publishing an advertisement dated 05/10/2024 in the Lokmat, Daily Newspaper, without mentioning the MahaRERA project registration number, in regard to the project "**Waman Nagari**" bearing MahaRERA registration no. **P50500018406**, situated at Besa-Pipla, Nagpur.
2. The Promoter, by its reply dated 23/10/2024 to the said show cause notice dated 11/10/2024 had submitted that the MahaRERA project registration number for the aforesaid project was not mentioned in the aforesaid advertisement due to oversight on the part of the Promoter. The Promoter further assured for the complete compliance of MahaRERA regulations in future advertisement.

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3. In this regard, a hearing was scheduled on 04/12/2024 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.
4. During the hearing, the Promoter admitted that MahaRERA project registration number for the aforesaid project was not mentioned in the said advertisement dated 05/10/2024 published in "Lokmat" daily newspaper, Nagpur due to oversight on part of the Promoter. The Promoter sought an apology and further assured that henceforth, MahaRERA project registration number will be mentioned in all the advertisements published by it.
5. 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."
6. On careful perusal of the Section 11(2) manifestly shows it is imperative on the part of the promoter to mention the MahaRERA registration number of the project as well as MahaRERA website address prominently in the advertisement of the project issued by him.
7. In the present case, the Promoter had released an advertisement in "Lokmat" daily newspaper, Nagpur dated 05/10/2024 in regard to his aforementioned real estate project situated at Nagpur. On perusal of the impugned advertisement, it appears that it does not contain MahaRERA registration number of the said project. Therefore, it explicitly proves that the respondent has violated the provision of Section 11(2) of the RERA Act, 2016 by publishing the impugned advertisement without mentioning the MahaRERA registration number of his real estate project. Further, the

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Promoter himself admitted that the said impugned advertisement dated 05/10/2024 has been published by him without mentioning the MahaRERA registration number of the said real estate project due to oversight on his part only.

8. Henceforth, it becomes manifestly clear that the Promoter stands in violation of Section 11(2) of the Act-2016 for not mentioning MahaRERA project registration number of the aforementioned project in the aforesaid advertisement.
9. In view of the above, a penalty of Rs. 15,000/- is imposed upon the Promoter under Section 61 of the Act-2016 for violation of section 11(2) of the Act-2016.
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.

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(Sanjay Bhimanwar)

**Dy. Secretary,
MahaRERA, Nagpur.**