

**SUO MOTU ADVERTISEMENT
CASE NO. 25 OF 2024**

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

SUO MOTU ADVERTISEMENT CASE NO. 25 OF 2024

MahaRERA on its Own Motion

.... Complainant

Versus

Haware Engineers & Builders Private Limited

.... Respondent/Promoter

MahaRERA Project Registration No. P52000049131 / P51800049029

Coram: Dr. Vasant Prabhu, Secretary, MahaRERA

None appeared for the Promoter / Respondent.

ORDER

23rd January 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 local newspaper, in regard to their real estate projects "**Haware Elinor and Haware Amara**"," situated at Navi Mumbai and Vikhroli respectively registered with MahaRERA under Project Registration Nos. **P52000049131** and **P51800049029** without mentioning the MahaRERA project registration numbers, and the incorporated Quick Response (QR) codes were neither legible nor detectable of the said real estate projects in the said advertisement.
2. The Promoter, through its written submission dated 26.12.2023, asserted that due to clerical error, the MahaRERA project registration numbers were not mentioned in the said advertisement. Furthermore, the Promoter stated that a printing issue with the newspaper ink rendered the incorporated QR codes illegible and undetectable.
3. In this regard, a hearing was scheduled on 23.01.2024 through video conferencing as per the MahaRERA Circular No. 27/2020 and MahaRERA Order No. 593/2023, wherein the Promoter could appear through its representative and make its submissions.

**SUO MOTU ADVERTISEMENT
CASE NO. 25 OF 2024**

4. However, during the aforementioned proceedings, the Promoter failed to appear even though the notice of hearing and the link for hearing was duly served upon the Promoter.

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."

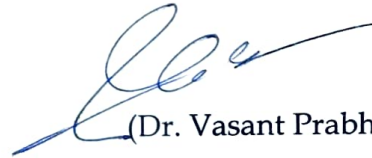
6. Notwithstanding the circumstances of the present case, it has come to light that the Promoter had released an advertisement in local newspaper. Furthermore, the Promoter had failed to mention the MahaRERA project registration numbers, and the incorporated QR codes were neither legible nor detectable 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

**SUO MOTU ADVERTISEMENT
CASE NO. 25 OF 2024**

with MahaRERA Order No. 46/2023 dated 29.05.2023 read with MahaRERA Order No. 46A/2023 dated 25.07.2023.

8. In view of the above a penalty of Rs. 50,000/- 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