

1st CASE LAW UNDER MAHARASHTRA RERA

Through **Suo-Moto Case No. 1 of 2017, dated 5th June 2017**, the Maharashtra Real Estate Regulatory Authority, has passed an order in the case of

Maharashtra Real Estate Regulatory Authority (Complainant)

v.

Sai Estate Consultant Chembur Pvt. Ltd. (Respondent)

The following are the synopsis of the said Order:

1. Facts of the Case:

- a. The respondent, was a registered Real Estate Agent having registration no. REA 51800000147.
- b. The respondent had published advertisements of unregistered Real Estate Projects.

2. Order:

- a. Based on the facts of the case and representations of the respondent, the MahaRERA Authority directed the respondent to withhold the advertisements with immediate effect and rectify all the hoardings by putting MahaRERA registration no on the same.
- b. The respondent is restrained from advertising any project for marketing, booking and selling or offer for sale or inviting persons for purchase of any building/apartment which is not registered under MahaRERA
- c. The respondents shall put stickers on the future advertisements, that 'as per the directions of MahaRERA, the advertisement of the project which has not been registered are being withdrawn and they apologise for the same.'
- d. The respondent shall pay Rs.10000/- per day of the violation and accordingly for a violation of 12 days is directed to pay Rs.120000/-

SPCM's Comments:

- 1. The MahaRERA Authority, taking sou-moto actions against violators is an indication of the intention of the Authority.**
- 2. Based on the above order, it is evident that no registrant under RERA may plead ignorant and hence must be conscious of his doings and its implications.**

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