

Real Estate (Regulation and Development) Act, 2016 (RERA,2016)

MahaRERA Updates

Quarterly Update for Registered Projects

Order-18/2021 dated 28.07.2021

As per the provision of Section 11 of the RERA, 2016, read with the Rule 20 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017, MahaRERA has issued order no 18/2021 dated 28.07.2021 wherein now every promoter is required to update the details of their registered projects on quarterly basis:

Following are the compliance is to be done as per Order No 18/2021

1. Filing of Quarterly Progress Reports (QPR) as per Financial Quarters within 7 days of the Quarter End.
2. First financial quarter based QPR will be due to be filled by 15th August, 2021.
3. Updates on following information in respect of the project
 - a. Increment Changes in various building plan approvals
 - b. Form1, Form2, form 2A and Form 3 for the quarter to update on physical and financial progress
 - c. in the concerned quarter i.e. Quarter II, Form-5 is to be submitted
 - d. Form-4 to be submitted, if applicable
 - e. Status of Booking of Units, Garage, Cover parking.
 - f. Information in respect of change in professionals including Architect, Engineer, Chattered Accountant, Real Estate Agents.
 - g. Change in Encumbrances Report.
 - h. Status of Conveyance.
 - i. Status of Formation of Association of allottee.
4. In case promoter failed to comply the requirement of filing of QPR, then notice shall be immediately sent to the promoter for compliance within 10 days and the non-compliance details will be available for public view on MahaRERA Website.
5. Penal Action will be taken, after the hearing before the RERA Authority, in case promoter failed to comply with in 15 days.
6. Promoter shall not be able to avail the services like, extension of registration of project, correction etc.

Extension of Project Registration time line Validity date further by 6 Months

Order No.21/2021 dated 06.08.2021

1. For all registered projects where revised/extended time line dates expire on or after 15.04.2021, the validity period shall be extended by further six months.
2. Compliance under Section 11 shall also extended during this force majeure period of 15-04-2021 to 14-10-2021.
3. However, Rights of the allottees shall not get affected in terms of various reliefs under RERA law by virtue of the above Extension.

Clarification on Open , covered parking sale/allotment

Circular No. 36/2021 dated 30.07.2021

Clarification on parking allotment/sale :-

- a. Open parking areas are provided free of FSI;
- b. Open Parking are cannot be sold/allotted by the promoter with monetary consideration.
- c. Marking and numbering on open parking areas, garage and covered Parking space in accordance and as per approved / sanctioned plans and tagged to the apartment to which it is allotted.
 - a. Type, numbers and size as well as the place where garage or covered parking space is situated should be mentioned in the Agreement for Sale.