

MAHARERA CA. Mahadev Birla CA. Sumit Kapure	
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I De-registration of Real Estate Projects or Part of a Real Estate of Project

Order No. 42/2023 dated 10.02.2023

MahaRERA Issued an Order No. 42/2023 dated 10.02.2023 allowing the promoter to de-register all the projects or part of projects, which could not commence the construction or unable to complete the construction due to various reason, subject to following procedure and requirement;

- A. Applicability or perquisition
 - a. There is no booking in the project or part of the project
 - b. If there is a booking than rights of the allottees are settled and the same is to be submitted with the application for deregistration.
 - c. For deregistration of part project, consent of 2/3 allottees of another part of project required if their rights are affected.
- B. Application
 - a. Application for de registration is to be submitted to Secretary-MahaRERA at secy@maharera.mahaonline.gov.in in the prescribed format along with the notarised declaration cum undertaking.
 - b. Secretary MaharERA shall initiate action and place the matter before Authority for order including scheduling of hearing if necessary.
- C. Filing of complaint
 - a. Any aggrieved person may file a complaint for such de registration matter.
 - b. Such complaint shall be heard after due notice to the promoter
 - c. The terms and conditions of the order shall be binding on the promoter.

II Submission of half-Yearly reports by MahaRERA registered real estate agents

Order No. 43/2023 dated 13.02.2023

MahaRERA Mandates the real estate agent to file half yearly reports for which following directions are issued;

- a. MahaRERA Registered Real Estate Agents to submit the half yearly progress report for the period April to September and October to March as per the prescribed Format in Form-6.
- b. Report for the period April to September shall be submitted on or before the 20th October and for September to March it shall be required to file on or before 20th April.
- c. The Authority shall take the necessary cation in case of Non-compliance of filing the report by Real Estate Agent.
- d. The report shall contain the information regarding Name of project, RERA registration number of projects, number of units sold, type of unit, date of transaction and the amount of agent fees levied.
- e. All above Information except the amount of agent fees levied shall be available for public view.
- f. This order shall be applicable from the financial year April 2023; therefore, the Real Estate Agent has to submit the first report by 20th October, 2023.

III Prescribed fees payable by a proprietary concern while seeking registration or renewal of registration as real estate agents

Order 44/2023 dated 20.02.2023

MahaRERA Reduced the registration fees for real estate Agent who is proprietary concern or a proprietor

Vide order dated 44/2023 dated 20.02.2023, MahaRERA reduced the fees payable by fees for real estate Agent who is proprietary concern or a proprietor for registration and renewal of registration.

In this order the category of the above real estate agents are changed from the category "Other than Individual" to "Individual" category so by virtue of this The fees payable by a real estate agent who is a proprietary concern or a proprietor of a proprietary concern shall be Rs. 10,000/- (Rupees Ten Thousand Only) i.e. the fees prescribed for the category "Individual".

IV In the matter of for change/ transfer of the separate designated bank account from one schedule bank / branch to another

Circular No. 43/2023 dated 20.02.2023

Change/ transfer of the separate designated bank account from one schedule bank / branch to another.

as per the circular no. 43 dated 20.02.2023 now prior approval of MahaRERA is compulsory in case promoter wants to change/transfer of separate designated bank account from one schedule bank /branch to another bank/branch. Further, for changing the bank/branch the following documents are required to be submitted;

- a. Self-declaration from promoter on letter head explaining the reason for changes
- b. Notarised Declaration-Cum Undertaking as per format prescribed in Annexure
- c. Latest CA Certificate i.e. Form-3
- d. Declaration in Format 'A' as per Order No. 34 of 2022 dated. 27.07.2022 issued by MahaRERA and
- e. Other information as required/asked by MahaRERA

This Order substitutes the entry "Yes" under the caption "Bank Details" for all the Fields therein from the heading "Project Update by promoters" to the heading "Request for Revision / Correction" in Annexure 'A' (Real Estate Projects) of Circular No.8 of 2017 dated 17.07.2017.

V Guideline for Real Estate Agent training and certification

After issuing an order for requirement of "Certificate of Competency" MahaRERA issued guideline for Real Estate Agent training and certification.

Some important points related to guideline are as follows:

Training curriculum

The training course syllabus content for the present shall contain the following:

- a. Course orientation
- b. Introduction to the Real Estate (Regulation and Development) Act2016 (RERA)
- c. Maharashtra Real Estate Regulatory Authority (MahaRERA)
- d. Understanding of MahaRERA portal
- e. Real estate agent registration and responsibilities
- f. Real estate project registration and promoter responsibilities
- g. Allottees and their responsibilities
- h. Due diligence before facilitating sale of property
- i. Sales process, forms and agreements
- j. Real estate calculations

Training Providers

- a. Rustomjee Academy for Global Careers Pvt. Ltd
- b. National Association of Realtors of India
- c. National Real Estate Development Council
- d. SIMACES Leaming LLP

Training mode, duration & other details

Online/Offline/Hybrid and Duration of training shall be minimum 20 hours.

Maximum batch size shall be 25-50 candidates per batch.

60% attendance is mandatory for completion of the course and registering for examination

Training fees: Maximum fees to be levied by training providers shall not exceed Rs. 5000/- (excluding GST).

Examination

The examination registration process shall commence from March 2023 and examinations shall commence from April 2023 onwards.

The examination pattern will be Multiple Choice Questions with four options for each question. There shall be tentatively 50 questions (2 marks each) amounting to 100 marks.

The passing marks shall be 40 marks. Examinations shall be held in English and Marathi

Examination fees: Maximum fees to be levied for registration of examination shall not exceed Rs. 1500/- (excluding GST)