



THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 – REGISTRATION OF REAL ESTATE PROJECT

THE INSTITUTE OF CHARTERED
ACCOUNTANTS OF INDIA

REFRESHER COURSE ON MAHARERA
PRACTICE & PROFESSIONAL OPPORTUNITIES
(VIRTUAL)

6TH JULY 2021

CA SUMIT C KAPURE

B.COM, FCA



CHAPTER II – REGISTRATION OF REAL ESTATE PROJECT AND REGISTRATION OF REAL ESTATE AGENT

SECTION NO. 3 TO SECTION NO.10

WHO IS LIABLE TO REGISTER

- ▶ Every “Real Estate Project”
- ▶ Conditions for exemption from registration.
- ▶ Other Exemptions
- ▶ Why registration is necessary?
- ▶ When the Project can be registered?

OTHER THINGS ABOUT REGISTRATION

- ▶ STATUTORY FEES FOR REGISTRATION
- ▶ VALIDITY OF THE PROJECT REGISTRATION
- ▶ EXTENSION OF THE PROJECT
- ▶ REVOCATION OF REGISTRATION
- ▶ WEBSITE FOR REGISTRATION OF THE PROJECT - <https://maharera.mahaonline.gov.in/>
- ▶ 100% PROCEDURE IS ONLINE.
- ▶ DOCUMENT SIZE CONSTRAINT

REQUIREMENTS FOR PROJECT REGISTRATION - CHECKLIST

▶ IN CASE OF PROPRIETOR

- ▶ PAN CARD OF PROPRIETOR
- ▶ PASSPORT SIZE PHOTO, ADDRESS, AADAHAR NUMBER, CONTACT DETAILS AND EMAIL ID OF PROPRIETOR.

▶ IN CASE OF PARTNERSHIP FIRM

- ▶ PAN CARD OF THE PARTNERSHIP FIRM.
- ▶ NAME OF THE CONTACT PERSON, CONTACT NUMBER AND EMAIL ID FOR FIRM.
- ▶ PASSPORT SIZE PHOTO, ADDRESS, AADAHAR NUMBER, CONTACT DETAILS AND EMAIL ID OF EACH PARTNER.

▶ IN CASE OF COMPANY

- ▶ PAN CARD OF THE COMPANY.
- ▶ NAME OF THE CONTACT PERSON, CONTACT NUMBER AND EMAIL ID FOR COMPANY.
- ▶ PASSPORT SIZE PHOTO, ADDRESS, AADAHAR NUMBER, CONTACT DETAILS AND EMAIL ID OF EACH DIRECTOR.

REQUIREMENTS FOR PROJECT REGISTRATION - CHECKLIST

- ▶ LEGAL TITLE REPORT. (CIRCULAR NO.27 DATED 8TH MARCH 2021.
- ▶ DEVELOPMENT AGREEMENT IN CASE OF JOINT DEVELOPMENT.
- ▶ INFORMATION OF THE ENCUMBRANCE.
- ▶ COMMENCEMENT CERTIFICATE
- ▶ BUILDING PLAN APPROVAL (BLUEPRINT)
- ▶ COPY OF THE LAYOUT APPROVAL (IN CASE OF LAYOUT)
- ▶ FLOOR SPACE INDEX (FSI) - PROPOSED AND SANCTIONED
- ▶ PROPOSED NUMBER OF BUILDINGS/WINGS TO BE CONSTRUCTED AND SANCTIONED NUMBER OF BUILDINGS OR WINGS
- ▶ Aggregate area in square meters of the recreation space
- ▶ the number of covered parking spaces

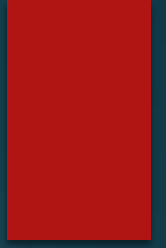
REQUIREMENTS FOR PROJECT REGISTRATION - CHECKLIST

- ▶ Membership of any of the SRO (Self Regulatory Organization) as prescribed by MahaRERA – CREDAI – MAHARSHTRA, CREDAI-MCHI, NAREDCO, ETC
- ▶ Flat Inventory - RERA area of the flat, Its type and its ready reckoner value.
- ▶ Litigation Details, If any
- ▶ In case of Land Owner/ Joint Development details of land owner like Name. Address Contact details & Form B of the Land Owner/ Joint Developer.
- ▶ Name & Contact Number of Authorized Person of Promoter
- ▶ Past Experience of Promoter
- ▶ Declaration about Commencement Certificate. (Circular No.32/2021)

REQUIREMENTS FOR PROJECT REGISTRATION - CHECKLIST

- ▶ AFFIDAVIT CUM DECLARATION IN THE FORM B GIVING DATE OF COMPLETION OF THE PROJECT.
- ▶ RERA BANK ACCOUNT DETAILS.
- ▶ PROJECT AGENT DETAILS.
- ▶ PROJECT ARCHITECT DETAILS.
- ▶ PROJECT ENGINEER DETAILS.
- ▶ PROJECT CONTRACTOR DETAILS.
- ▶ DRAFT AGREEMENT FOR SALE.
- ▶ DRAFT ALLOTMENT LETTER.
- ▶ CERTIFICATE FROM ARCHITECT IN FORM 1.
- ▶ CERTIFICATE FROM CHARTERED ACCOUNTANT IN FORM 3.
- ▶ CERTIFICATE FROM ENGINEER IN FORM 2.

PROCEDURE OF REGISTRATION OF REAL ESTATE PROJECT



Go to Website -
<https://maharerait.mahareraonline.gov.in/>

LOGIN - Click on New Registration to create a user .

Real Estate Regulatory Authority, India. All Rights Reserved.

Create New Account

Select User Type *

Promoter Real Estate Agent Citizen

Username *

UserName

Password *

Enter New Password

Confirm Password *

Confirm New Password

Mobile Number *

Mobile Number

E-mail ID *

Email ID

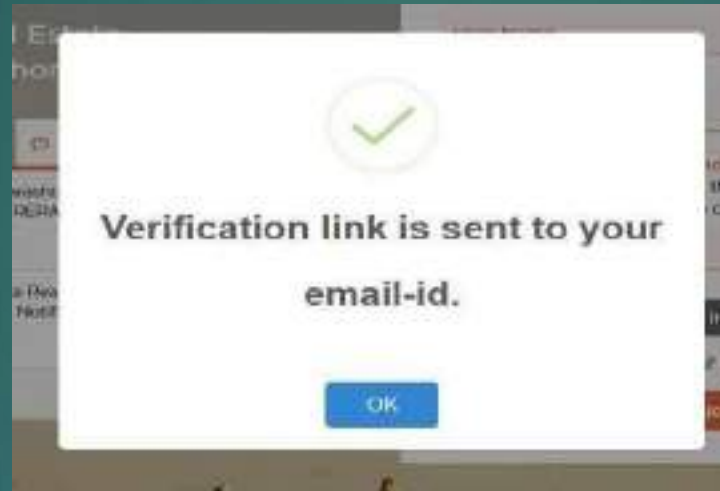


Try another
Enter the text you see
above:

Create User

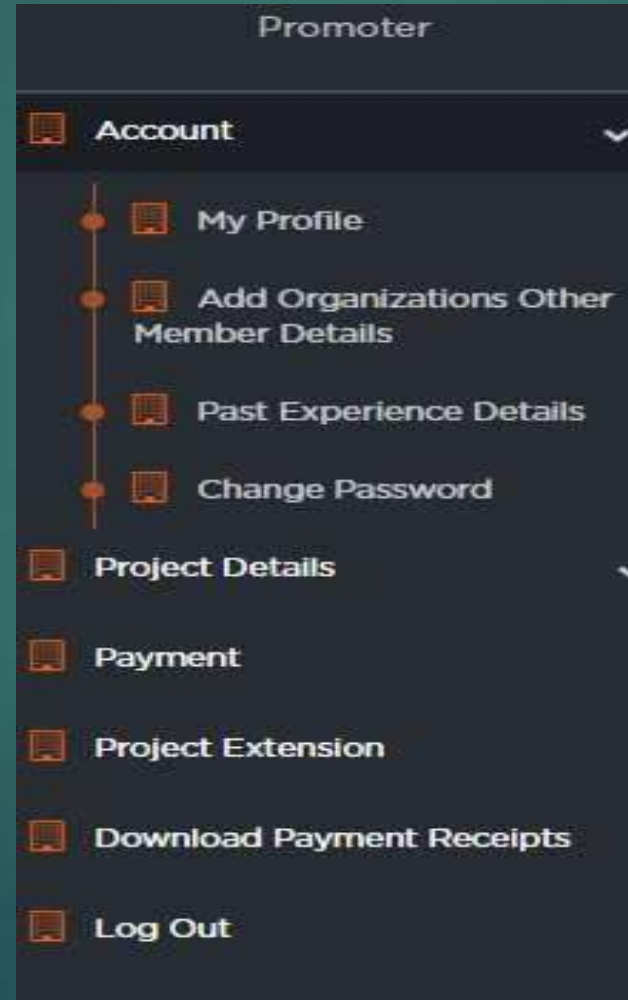
Go to Login

Enter all the details and create user below message will be displayed as soon as user is created.



Only after an email is verified , then only one can login in to account.

PROMOTER INFORMATION



My Profile

General Information (All * Mark field are mandatory.)

Information Type * Individual Other Than Individual

Individual

First Name *	<input type="text"/>	Middle Name	<input type="text"/>
Last Name *	<input type="text"/>	PAN Number *	<input type="text"/>
Father Full Name *	<input type="text"/>	Aadhar Number *	<input type="text"/>

Address For Official Communication

House Number *	<input type="text"/>	Building Name *	<input type="text"/>
Street Name *	<input type="text"/>	Locality *	<input type="text"/>
Landmark *	<input type="text"/>	State *	<input type="text" value="Maharashtra"/>
Division *	<input type="text" value="Select Division"/>	District *	<input type="text" value="Select District"/>
Taluka *	<input type="text" value="Select Taluka"/>	Village *	<input type="text" value="Select Village"/>
Pin Code *	<input type="text"/>		

- SELECT THE INFORMATION TYPE.
- INDIVIDUAL.
- OTHER THAN INDIVIDUAL.
- FILL IN DETAILS OF THE PROMOTER AND ADDRESS OF THE PROMOTER

Contact Details

Mobile Number * 7755299027 Office Number *
Fax Number Email ID * abc@gmail.com
Website URL

Instruction for Upload Photo:
* Photograph Format should be .JPG or .PNG

Upload Profile Image *
Choose File No file chosen

Save Profile

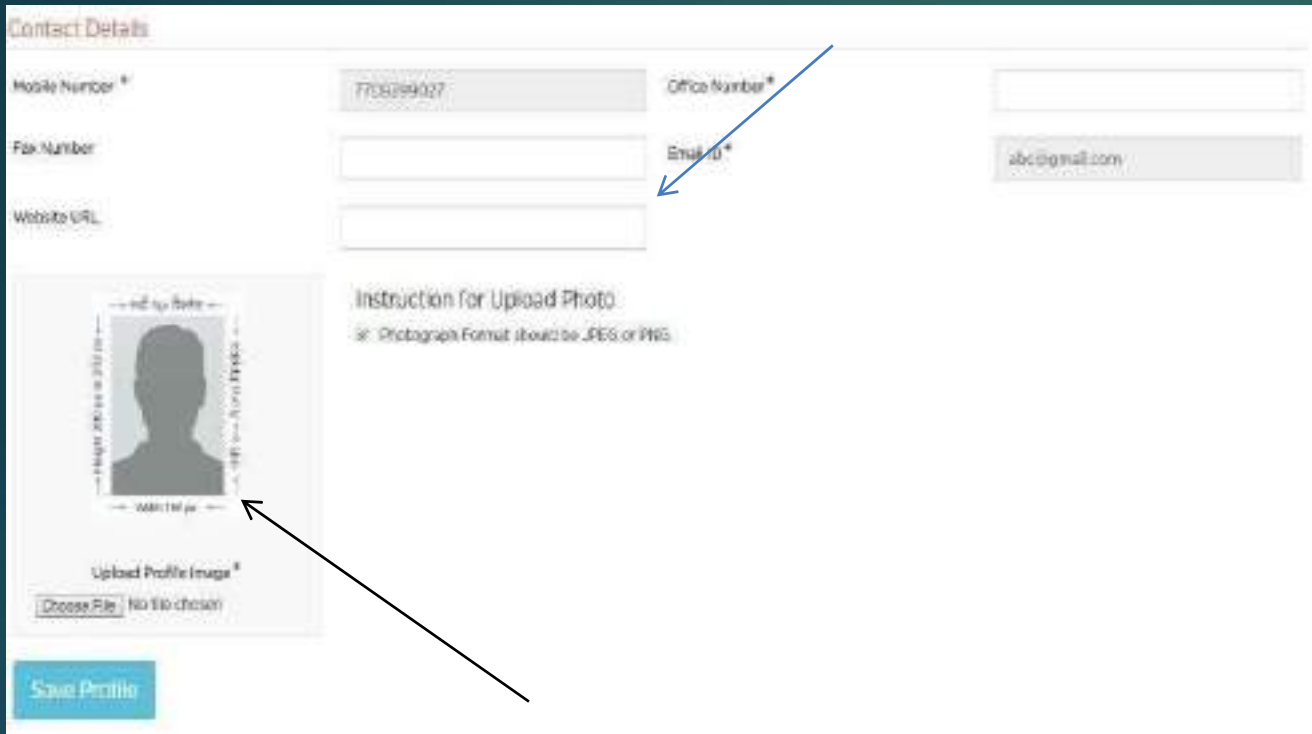


Photo of the Proprietor should be uploaded here and it must be less than 1 MB and in JPG Format.

- CONTACT DETAILS ARE VERY IMPORTANT.
- EMAIL ID AND CONTACT NUMBER GIVEN AT THE TIME OF REGISTRATION IS USED BY MAHARERA FOR ALL FURTHER CORRESPONDANCE.
- CLICK IN SAVE PROFILE ONCE ALL INFORMATION IS FILLED IN.

SRO MEMBERSHIP

Log Out

Select the Self-Regulatory Organization (SRO)

Sr No.	Check	Name	Membership Number	Action
1	<input type="checkbox"/>	CREDAI MAHARASHTRA (Confederation of Real Estate Developers Associations of India)	<input type="text"/>	
2	<input type="checkbox"/>	CREDAI - MCHI (CREDAI - Maharashtra Chamber of Housing Industry)	<input type="text"/>	
3	<input checked="" type="checkbox"/>	NAREDCO (National Real Estate Development Council)	123456789	
4	<input type="checkbox"/>	BAI (Builders Association of India)	<input type="text"/>	
5	<input type="checkbox"/>	MBVA (Marathi Bandhikam Vyavsayik Association)	<input type="text"/>	
6	<input type="checkbox"/>	BDA(Brihanmumbai Developers Association)	<input type="text"/>	

REGANWAL CS...pptx

Procedure for Pro...pptx

Correction Module.docx

Correction Module.pdf

Correction Module.pptx

Show all

Type here to search

19:17 21-03-2020

IN CASE AN ORGANIZATION IS OTHER THAN PROPRIETOR, THEN FOLLOWING DETAILS ARE TO BE SUBMITTED

Partner Details

Organization* First Name*

Middle Name Last Name*

PAH Number* Address Number*

Address Details

House Number* Building Name*

Street Name* Locality*

Landmark* State*

Division* District*

Taluk* Village*

Pin Code*

First Name	Middle Name	Last Name	Designation	PAH Number	Action
A.		B.	MANAGER	PPAP000001	

*Click on add member button to add member details. After records are added, update or delete click on save button

➤ ONE OF THE PARTNER/DIRECTOR SHOULD BE AUTHORIZED SIGNATORY.

Promoter Past Experience Details

All * mark fields are mandatory.

Brief Details of Project launched and completed by promoter in last five years:(across India)

Project Name *	<input type="text"/>	Project Type *	<input type="text" value="Select Project Type"/>
Address *	<input type="text"/>	Land Area(In Sq mtrs) *	<input type="text"/>
Number of Buildings/Plots *	<input type="text"/>	Number of Apartments *	<input type="text"/>
Total Cost(In INR) *	<input type="text"/>	Plot bearing C.N.No./CTS No./Survey no./Final Plot no. *	<input type="text"/>
Original Proposed Date of Completion *	<input type="text"/>	Actual Completion Date *	<input type="text"/>

Save Experience

- If promoter has launched the projects in last five years, then click on the past experience details under My Profile tab.

After filling the form click on save experience. Promoter can edit and delete the form after saving.

CHANGE PASSWORD

Change Password

Enter Current Password

Enter New Password

Re-enter new Password

Send OPT

PROJECT DETAILS

Welcome, balajikrishna Promoter

Account

Project Details

Payment

Project Extension

Download Payment Receipts

Log Out

Add Project

All * Mark field are mandatory

Project Information

Project Status* New Project

Project Name*

Project Type*

Proposed Date of Completion*

Revised Proposed Date of Completion*

Litigations related to the project?* Yes No

Are there any Promoter(Land Owner/ Investor) (as defined by Maharashtra Order) in the project?* Yes No

Land Details

Plot Bearing No / CTS no / Survey Number/Total Plot no*

Area(In sqmts)*

- PROJECT NAME – BE CAREFUL
- DATE OF COMPLETION – SHOULD BE SAME AS GIVEN IN FORM B – AFFIDAVIT
- LITIGATION
- JOINT DEVELOPER/ LAND OWNER DETAILS

PROJECT DETAILS

[Download Payment Receipts](#)
[Log Out](#)

Litigations related to the project ? * Yes No

Are there any Promoter(Land Owner/ Investor) (as defined by MahaRERA Order) in the project ? * Yes No

Land Details

Plot Bearing No / CTS no / Survey Number/Final Plot no. *	<input type="text"/>	Area(In sqmts) *	<input type="text" value="000000.00"/>
Aggregate area(In sqmts) of recreational open space *	<input type="text" value="000000.00"/>	Total Building Count *	<input type="text" value="Please Select"/>

Kindly Confirm the building count. Once you add building you will not able to change building count
(NOTE - TO CHANGE BUILDING COUNT AFTER SAVING BUILDING RECORDS, YOU NEED TO DELETE ALL BUILDING RECORDS FIRST)

Sanctioned Buildings Count *	<input type="text" value="Please Select"/>	Proposed But Not Sanctioned Buildings Count *	<input type="text" value="Please Select"/>
Boundaries East *	<input type="text"/>	Boundaries West *	<input type="text"/>

- PLOT NUMBER
- AREA OF PLOT

- SANCTIONED BUILDING COUNT
- TOTAL BUILDING COUNT

PROJECT DETAILS

FSI Details

Built-up-Area as per Approved FSI (In sqmts)	<input type="text"/>	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI) *	<input type="text"/>
TotalFSI *	<input type="text"/>		

Address Details


State *	<input type="text" value="Maharashtra"/>	Division *	<input type="text" value="Select Division"/>
District *	<input type="text" value="Select District"/>	Taluka *	<input type="text" value="Select Taluka"/>
Village *	<input type="text" value="Select Village"/>	Pin Code *	<input type="text"/>

Details of separate bank account as per section 4 (2)(I)(D) of the Act

Bank Name *	<input type="text"/>	Branch Name *	<input type="text"/>
IFSC Code *	<input type="text"/>	Bank A/c Number *	<input type="text"/>
Bank Address *	<input type="text"/>		

[Add Project](#)

ADD PROMOTER/ LAND OWNER



Welcome,
balajikrishna
Promoter

- Account
- Project Details
- Payment
- Project Extension
- Download Payment Receipts
- Log Out

Promoter(Land Owner/ Investor) Details

All * mark fields are mandatory.

Project Name*

Promoter Name*

Type of Promoter(Land Owner/ Investor)*

Address for Official communication:

Block Number*

Building Name*

Street Name*

Locality*

Landmark*

State/UT*

District*

Taluka

Pin Code*

Contact Details:

ADD PROMOTER/ LAND OWNER

The screenshot displays a web browser window with the URL maharashtra.mahaonline.gov.in/CoPromoter/CoPromoter. The page contains a form for adding a promoter or land owner. The form includes the following fields:

- Pin Code *
- Contact Details section:
 - Name of Contact Person *
 - Mobile Number *
 - Fax Number
 - Contact Designation *
 - Office Number
 - Email ID *
- Type of Agreement/Arrangement * with radio buttons for Revenue Share and Area Share.

A blue button labeled "Add Promoter(Land Owner/ Investor)" is visible. Below the form, a red instruction states: "After Adding Promoter(Land Owner/ Investor) Click on Upload document." At the bottom of the form, there is a table with the following columns:

SR.NO.	Promoter Name	Pin Code	Name of Contact Person	Contact Designation	Mobile Number	Email ID	Action	Upload Document
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At the bottom of the browser window, the text reads: "© This is the official Application of Maharashtra Real Estate Regulatory Authority, India. All Rights Reserved." The system tray shows the date as 31-03-2020 and the time as 19:34.

ADD PROMOTER/ LAND OWNER

Welcome,
vishnuvatika
Promoter

- Account
- Project Details
- Payment
- Project Extension
- Download Payment Receipts
- Log Out

Promoter(Land Owner/ Investor) Document Upload

All * mark fields are mandatory.

[Back To Add Promoter\(Land Owner/ Investor\)](#)

Documents

Sr. No.	Document Name	Uploaded Document	Action
1	Upload Agreement / MoU Copy *	<input type="button" value="Choose File"/> No file chosen	View Add
2	Upload Agreement / MoU Copy *	<input type="button" value="Choose File"/> No file chosen	View Add
3	Upload Agreement / MoU Copy *	<input type="button" value="Choose File"/> No file chosen	View Add
4	Upload Agreement / MoU Copy *	<input type="button" value="Choose File"/> No file chosen	View Add
5	Upload Agreement / MoU Copy *	<input type="button" value="Choose File"/> No file chosen	View Add
6	Upload Agreement / MoU Copy *	<input type="button" value="Choose File"/> No file chosen	View Add
7	Declaration in Form B *	<input type="button" value="Choose File"/> No file chosen	View Add

Add Building

All * Mark field are mandatory.

Project:

Project Name*

add

Building Details

Building Details

Name*	<input type="text"/>	Number of Basement's*	<input type="text"/>
Number of Pkts*	<input type="text"/>	Number of Podium's*	<input type="text"/>
Number of Sub of Super Structure*	<input type="text"/>	Number of Stixs*	<input type="text"/>
Number of Open Parking*	<input type="text"/>	Number of Closed Parking*	<input type="text"/>

Apartments Type Details

Apartment Type*	<input type="text"/>	Carpet Area(In sqmts)*	<input type="text" value="000000.00"/>
Proposed number of apartments*	<input type="text"/>	Number of apartments booked/sold /allotted*	<input type="text" value="000000"/>

Add Apartment Type

ⓘ First Add Apartment Type Details by using - "Add Apartment Type", then Click Add Building Button to Save Record.

Add Building

Current Building Count = 0

Maximum Building Count = 0

ADD BUILDING

Common Areas and facilities

Project

Project Name *

All Field are Mandatory.

Project Details

Name	Proposed	Number Of Units Booked	Progress Of Work Done (in %)
Number of Garages (In Numbers)	<input type="text" value="8787"/>	<input type="text" value="87"/>	<input type="text" value="87"/>
Covered Parking (In Numbers)	<input type="text" value="87"/>	<input type="text" value="87"/>	<input type="text" value="8"/>

Development Work

Common areas And Facilities, Amenities	Proposed	Percentage Of Completion	Details
Internal Roads & Footpaths : *	<input type="text" value="NO"/>	<input type="text" value="0"/>	<input type="text" value="NA"/>
Water Supply : *	<input type="text" value="NO"/>	<input type="text" value="0"/>	<input type="text" value="NA"/>
Sewerage (Chamber, Lines, Septic Tank , STP) : *	<input type="text" value="NO"/>	<input type="text" value="0"/>	<input type="text" value="NA"/>
Storm Water Drains : *	<input type="text" value="NO"/>	<input type="text" value="0"/>	<input type="text" value="NA"/>
Landscaping & Tree Planting : *	<input type="text" value="NO"/>	<input type="text" value="0"/>	<input type="text" value="NA"/>
Street Lighting : *	<input type="text" value="NO"/>	<input type="text" value="0"/>	<input type="text" value="NA"/>
Community Buildings : *	<input type="text" value="NO"/>	<input type="text" value="0"/>	<input type="text" value="NA"/>
Treatment And Disposal Of Sewage And Sullage Water : *	<input type="text" value="NO"/>	<input type="text" value="0"/>	<input type="text" value="NA"/>
Solid Waste Management And Disposal : *	<input type="text" value="NO"/>	<input type="text" value="0"/>	<input type="text" value="NA"/>
Water Conservation, Rain water Harvesting : *	<input type="text" value="NO"/>	<input type="text" value="0"/>	<input type="text" value="NA"/>
Energy management : *	<input type="text" value="NO"/>	<input type="text" value="0"/>	<input type="text" value="NA"/>
Fire Protection And Fire Safety Requirements : *	<input type="text" value="NO"/>	<input type="text" value="0"/>	<input type="text" value="NA"/>
Electrical Meter Room, Sub-Station, Receiving Station : *	<input type="text" value="NO"/>	<input type="text" value="0"/>	<input type="text" value="NA"/>
Aggregate area of recreational Open Space : *	<input type="text" value="NO"/>	<input type="text" value="0"/>	<input type="text" value="NA"/>
Open Parking : *	<input type="text" value="NO"/>	<input type="text" value="0"/>	<input type="text" value="NA"/>

[Add More](#) Common Areas and facilities

[Save](#) After any add or update of data, click on save buton.

COMMON AREAS AND FACILITIES

DETAILS ARE GIVEN IN FORM -1 THAT IS FORM GIVEN BY ARCHITECT

IF SOME MORE COMMON FACILITIES ARE TO BE ADDED, IT CAN VERY WELL BE DONE.

Cost Details

Cost Details

Project Name *

All Fields are Mandatory.

Sr. No	Particular	Estimated Total Amount (in INR)	Actual Total Amount (in INR)
1	Land Cost :		
a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost *	<input type="text" value="000000.00"/>	<input type="text" value="000000.00"/>
b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority *	<input type="text" value="000000.00"/>	<input type="text" value="000000.00"/>
c	Acquisition cost of TDR (if any) *	<input type="text" value="000000.00"/>	<input type="text" value="000000.00"/>
d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and *	<input type="text" value="000000.00"/>	<input type="text" value="000000.00"/>
e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities *	<input type="text" value="000000.00"/>	<input type="text" value="000000.00"/>
f	i Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer * Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA *	<input type="text" value="000000.00"/>	<input type="text" value="000000.00"/>
	ii Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost *	<input type="text" value="000000.00"/>	<input type="text" value="000000.00"/>
	iii Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation *	<input type="text" value="000000.00"/>	<input type="text" value="000000.00"/>
2	Development Cost/ Cost of Construction		
a	i Estimated Cost of Construction as certified by Engineer * Actual Cost of construction incurred as per the books of accounts as verified by the CA *	<input type="text" value="000000.00"/>	<input type="text" value="000000.00"/>
	ii On-site expenditure for development of entire project excluding cost of construction as per (ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the buildings /wings of the project registered *	<input type="text" value="000000.00"/>	<input type="text" value="000000.00"/>
b	Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority *	<input type="text" value="000000.00"/>	<input type="text" value="000000.00"/>
c	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction *	<input type="text" value="000000.00"/>	<input type="text" value="000000.00"/>
1	Total Estimated Cost of the Real Estate Project		

PROJECT COST

DETAILS ARE GIVEN IN FORM -3 THAT IS FORM GIVEN BY CHARTERED ACCOUNTANT

BOTH THE AMOUNTS THAT IS ESTIMATED AND ACTUAL NEED TO FILL IN.

Document Upload

All * mark fields are mandatory.

Project Name *

Proj5 Pune project 1

Documents

Sr. No.	Document Name	Uploaded Document	Action
1	PAN Card *	<input type="button" value="Browse..."/> No file selected.	<input type="button" value="Upload"/>
2	Copy of the legal title report.*	<input type="button" value="Browse..."/> No file selected.	<input type="button" value="Upload"/>
3	Details of encumbrances *	<input type="button" value="Browse..."/> No file selected.	<input type="button" value="Upload"/>
4	Copy of Layout Approval (in case of layout) and Building Plan Approval (OD) *	<input type="button" value="Browse..."/> No file selected.	<input type="button" value="Upload"/>
5	Signed Proforma of the allotment letter and agreement for sale *	<input type="button" value="Browse..."/> No file selected.	<input type="button" value="Upload"/>
6	Declaration in FORM B *	<input type="button" value="Browse..."/> No file selected.	<input type="button" value="Upload"/>
7	Certificate of Architect (Form 1)(Mandatory for only ongoing project) *	<input type="button" value="Browse..."/> No file selected.	<input type="button" value="Upload"/> <input type="button" value="+ Add"/>
8	Certificate of Architect (Form 4)	<input type="button" value="Browse..."/> No file selected.	<input type="button" value="Upload"/> <input type="button" value="+ Add"/>
9	Certificate of CA (Form 3) *	<input type="button" value="Browse..."/> No file selected.	<input type="button" value="Upload"/> <input type="button" value="+ Add"/>
10	Certificate of CA (Form 5)	<input type="button" value="Browse..."/> No file selected.	<input type="button" value="Upload"/>
11	Certificate of Engineer (Form 2)(Mandatory for only ongoing project) *	<input type="button" value="Browse..."/> No file selected.	<input type="button" value="Upload"/>
12	Commencement Certificate	<input type="button" value="Browse..."/> No file selected.	<input type="button" value="Upload"/> <input type="button" value="+ Add"/>

DOCUMENTS UPLOAD

PROJECT PROFESSIONAL DETAILS

Project Professional

All * mark fields are mandatory.

Project Name*

+ REAL ESTATE AGENT

- CONTRACTOR

Sr. No.	Name	Address	License No.	Contact No.	Action
					<input type="checkbox"/>

+ ARCHITECT *

+ STRUCTURAL ENGINEER

+ OTHER

FOLLOWING PROJECT PROFESSIONAL DETAILS ARE TO BE FILLED IN.

- REAL ESTATE AGENT
- CONTRACTOR
- ARCHITECT
- CHARTERED ACCOUNTANT
- ENGINEER

LITIGATIONS DETAILS

All * mark field are mandatory.

Litigations Related to the Project

Project Name	<input type="text" value="Select Project"/>	Name of the Court *	<input type="text"/>
Type Of Case *	<input type="text" value="Select Case Type"/>	Petition *	<input type="text" value="Select Petition"/>
Case Number *	<input type="text"/>	Year *	<input type="text" value="Select Year"/>
Whether any Preventive/Injunction /Interim Order is Passed *	<input type="radio"/> Yes <input type="radio"/> No	Present Status *	<input type="text"/>

Activity Details

All Field are Mandatory.

Project

Project Name * Pro5 Nagpur project 1 Building Name * po

SR NO.	Tasks / Activity	Percentage of Work
1	Excavation *	
2	X number of Basement(s) and Plinth *	
3	X number of Podiums *	
4	Stiff Floor *	
5	X number of Slabs of Super Structure *	
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises *	
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises *	
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks. *	
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing *	
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/%, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate *	
11	Overall Percentage of Completion of the work done For the entire Building /Wing *	

Save

ACTIVITY DETAILS

DETAILS ARE GIVEN IN FORM -1 THAT IS FORM GIVEN BY ARCHITECT

PAYMENT

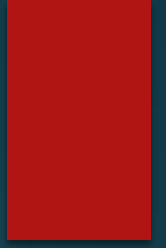
PROJECT UPDATES

- ▶ Further new permissions, CC, NOCs received.
- ▶ Project Cost (Actual Total Amount incurred) (Form 3 – CA Certificate)
- ▶ Form 2A – Quality Assurance Certificate
- ▶ Building Details (Number of apartments Booked/Sold/Allotted)
- ▶ Sold Inventory Declaration (Circular No.29/2021)
- ▶ Task/Activity (Percentage of Work) (From Form 1 – Architect Certificate)
- ▶ Common Areas and Facilities (Work Completion Percentage)
- ▶ Project Professional Details (Real Estate Agent etc.)
- ▶ Promoter(Land Owner)/Investor Details
- ▶ FORM 5 – RERA Audit form from CA annually within six months from the date of end of the Financial Year.

PROJECT UPDATES

- ▶ HOW MUCH TO PAY?
- ▶ FREQUENCY OF UPDATES?
- ▶ ALL THE DETAILS CAN BE UPDATED?
- ▶ WHAT IS APPLICATION FOR CHANGE MODULE ON MAHARERA WEB PORTAL?

PROJECT EXTENSION



EXTENTION OF THE PROJECT UNDER SECTION 6

- ▶ MAXIMUM ONE YEAR EXTENTION CAN BE OBTAINED.
- ▶ SELF DECLARATION FROM PROMOTER CITING REASONS FOR EXTENTION.
- ▶ SELF CERTIFIED COPY OF THE PERMISSION / APPROVAL FROM THE COMPETENT AUTHORITY WHICH IS VALID FOR A PERIOD WHICH IS LONGER THAN THE PROPOSED TERM OF EXTENSION OF THE REGISTRATION SOUGHT FROM THE REGULATORY AUTHORITY.



Welcome,
pinnaclejv
Promoter

Account ▾

Project Details ▾

Payment

Project Extension

Download Payment Receipts

Logout

Project Extension (All * Mark field are mandatory.)

Select Project *

Project Name *

Project Registration Number *

Project Expiry Date *

Extension under section 7(3)

Proposed Extended Date of

Completion *

Reason For Delay (not more than 2000 characters). *

- count
- Project Details
- Payment
- Project Extension
- Download Payment Receipts
- Logout

Extension under section 7(3)

Proposed Extended Date of Completion *

Reason For Delay (not more than 2000 characters). *

Save

Sr. No.	DocumentName	Uploaded Document	Action
1	Self certified copy of the permission / approval from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration sought from the regulatory authority *	<input type="button" value="Choose File"/> No file chosen	<input type="button" value="Upload"/> <input type="button" value="+ Add"/>
2	Other	<input type="button" value="Choose File"/> No file chosen	<input type="button" value="Upload"/> <input type="button" value="+ Add"/>

EXTENTION UNDER SECTION 7(3)

- ▶ IF PROJECT IS INCOMPLETE EVEN AFTER RECEIVING AN EXTENTION UNDER SECTION 6, PROMOTER MAY APPLY FOR EXTENTION OF THE PROJECT UNDER SECTION 7(3).
- ▶ SELF DECLARATION FROM PROMOTER CITING REASONS FOR EXTENTION.
- ▶ WRITTEN CONSENT FROM AT LEAST 51% OF THE ALLOTTEES OF THE PROJECT.

REAL ESTATE AGENT

- ▶ WHO NEEDS TO REGISTER?
- ▶ HOW REAL ESTATE AGENT SHOULD GET REGISTERED?
- ▶ FEES FOR REGISTRATION?
- ▶ VALIDITY OF REGISTRATION
- ▶ DOCUMENTS REQUIRED FOR REGISTRATION
- ▶ FUNCTIONS OF THE REAL ESTATE AGENT



THANK YOU

CA SUMIT C KAPURE

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