



MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण

No. MahaRERA/Secy/File No. 27 / 113/2017
Date: 4th July 2017.

Circular No. 6/2017

Subj: Clarifications regarding Project Registration Process

Whereas, under section 25 of the Real Estate (Regulation and Development) Act, 2016 (RERA), the Chairperson MahaRERA is vested with the powers of general superintendence and directions in the conduct of the affairs of the Authority,

Whereas Section 5, of the Real Estate (Regulation and Development) Act, 2016 lays down that the Authority should decide on the registration application within thirty days. Accordingly, Maharashtra Real Estate Regulatory Authority (MahaRERA) has developed a robust online system for application, review and grant of registration of projects.

However, it has been noticed that promoters are committing some common mistakes while filing the project registration, resulting in clarifications solicitation by MahaRERA. Thereby, leading to delay in project registration.

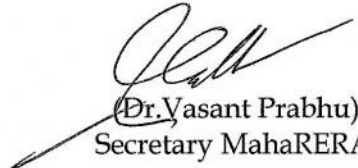
Hence, this clarification is being issued to overcome such issues and ensure speedy registration:

- 1) All the documents provided should be legible and clear. Blurred documents are not accepted.
- 2) Declaration in Form B should be provided as per the prescribed format. Promoters are not allowed to remove or add any clause in the declaration.
- 3) Some fields in the application form are mandatory, against which information has to be submitted. However, even for rest of the fields which are not mandatory, the promoter should provide as much information as possible. If a data field is kept blank, it shall be

assumed that the concerned field is not applicable for the respective project and the value is nil or not applicable.

- 4) In case of document uploads, if a field is not applicable, then a self-declaration to the same effect shall be uploaded. Example: In case there are no encumbrances, a self-declaration to the same should be uploaded.
- 5) The promoter should ensure the veracity and completeness of all data and documents provided. The promoter should also ensure strict adherence to Real Estate (Regulation and Development) Act, Rules, Regulations and MahaRERA Orders/Circulars issued thereunder, while submitting information and documents. Mere grant of registration by MahaRERA does not necessarily mean that the contents and documents are in conformity with the provisions of the Act, Rules, Regulations and MahaRERA Orders/Circulars. Even after registration, if it is brought to notice of MahaRERA that misleading/incorrect information has been provided or documents do not adhere to Act, Rules, Regulations, MahaRERA Orders/Circulars, then necessary action shall be taken in such respect by MahaRERA.
- 6) It is hereby clarified that the period of 30 days mentioned in Section 5 of the Act shall start only from the day on which the application for registration, complete in all respect, is received in the office of MahaRERA.

By the approval of Chairperson/MahaRERA


(Dr. Vasant Prabhu)
Secretary MahaRERA