



MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण

No.MahaRERA/CC/1905/2024

Date:-24.04.2024

Inviting Suggestions on Draft Regulation for Quality Assurance

Real Estate (Regulation and Development) Act, 2016 places significant emphasis on the Quality of Construction. Section 14(3) of the Act stipulates that "In case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the promoter as per the agreement for sale relating to such development is brought to the notice of the promoter within a period of five years by the allottee from the date of handing over possession, it shall be the duty of the promoter to rectify such defects without further charge, within thirty days, and in the event of promoter's failure to rectify such defects within such time, the aggrieved allottees shall be entitled to receive appropriate compensation in the manner as provided under this Act."

While the Act does provide remedial measures for defect rectification, it is essential to recognize that the best approach to safeguarding the interests of homebuyers is not limited to offering remedies after defects have surfaced. Instead, the focus should be on establishing processes and standards that minimize the likelihood of defects occurring in the first place.

MahaRERA proposes a proactive approach centred on quality assurance as its primary objective. This approach supports preventing defects from arising initially, thereby obviating the need for costly rework. By ensuring rigorous standards of material quality and workmanship throughout the construction process, real estate projects can be executed with a defect-free outcome that adheres to strict quality standards.

MAHARERA HEADQUARTERS

Housefin Bhavan, Plot No.C-21, E-Block, Bandra-Kurla-Complex, Bandra (E), Mumbai 400051

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महारेरा मुख्यालय

हाउसफिन भवन, प्लॉट नं. सी-21, ई ब्लॉक, वांद्रे-कुर्ला-कॉम्प्लेक्स, वांद्रे (पूर्व), मुंबई - ४०००५१.

दूरध्वनी. क्रमांक. ०२२-६८१११६०० ई-मेल : helpdesk@maharera.mahaonline.gov.in

This proactive stance not only benefits homebuyers by delivering high-quality homes but also contributes significantly to the sustainability and reputation of the real estate industry. It highlights the importance of quality assurance as a preemptive measure rather than just a reactive one, ultimately bolstering the trust and confidence of homebuyers in the real estate market.

In light of this, MahaRERA has developed Quality Assurance Certificate wherein the promoter shall report on yearly basis on following four parameters:


- (1) Structural Design, Stability and Testing
- (2) Quality of Input Materials
- (3) Quality of Workmanship
- (4) Miscellaneous

The declaration shall be displayed to homebuyers for informed decision making.

Therefore, MahaRERA has prepared a draft declaration on Quality Assurance to be given by the Site Supervisor/Site Engineer, duly certified and submitted by the Promoter, on yearly basis. The proposed Form 2A shall replace the existing Form 2A.

All Stakeholders are requested to submit their suggestions/views on the proposal contained in the consultation paper latest by 23rd May 2024 by email to suggestions.maharera@gmail.com

Yours Faithfully



Secretary,
MahaRERA

FORM-2A

[See MahaRERA Order No. _____]
ENGINEER'S CERTIFICATE FOR QUALITY ASSURANCE
(Site Supervisor's Certificate)
(To be submitted at end of the financial year)

Date

To,

The _____ (Name & Address of Promoter)

Quality Assurance Certificate

(Project Registration No. for the Year Ending)

Subject: Certificate for quality of materials used and quality of Construction and workmanship for the work of <Project Name> having MahaRERA Registration Number _____ being developed by [Promoter's Name]

Sir,

I / We have undertaken an assignment of supervision of this real estate project.

Our Responsibility.

To carry out the work in accordance with the development permission and as per the approved plan and submit certificate of supervision of work and to carry out material testing in-situ or in the authorized laboratory as per prevailing and applicable standards and to ensure quality of work and workmanship as per prescribed specifications, and as per NBC and or other relevant code of practice.

The details of the quality are as follows:

1. Structural Design, Stability and Testing

Sr No	Parameters	Yes	No	Remarks
1	Whether soil investigations of the site has been conducted before the structural design and soil parameters have been accounted for in the structural design/ drawings?			
2	Whether Structural Engineer has been appointed for the Project?			Name: License No: Mobile: