



# MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

## महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण

Date : / /

Circular No.:- 28 /2021

No. MahaRERA/Secy/File No.27 / 34 /2021  
Date: 08/03/2021

Subject: Standardized Formats for

(A) Legal Title Report (B) Extension u/s 7(3) (C) Correction u/s 14(2)

D. Whereas Section 4 of Real Estate (Regulation & Development) Act, 2016 prescribes the procedure for real estate project registration and Rule 3 (2) (c) of Real Estate (Regulation and Development)(Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 mandates submission of a copy of the latest legal title report with every project registration application, reflecting the flow of title of the owner or promoter to the land on which development is proposed, with authentication of such title by practicing advocate.

c. Now, therefore it has been decided to provide a format for Legal Title Report. This format is Annexed as "Format A" and the applicant should upload this format at the place of "Legal Title Report" in the application for registration of the project.

d. Further, If Title / Commencement Certificate is not in the name of the Promoters, then the Promoter has to add Promoter, Land Owner (investor) Field and add details of all land owners along with their Form B and MOU/DA, Area / Revenue Share etc. details.

E. Whereas MahaRERA Order No:07/2019 provides for Approval of association of allottees for order under section 7(3) of the Act, for obtaining extension of completion date of the project.

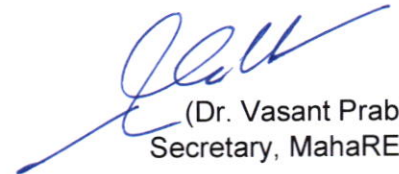
Now therefore it has been decided to provide a format for making application under section 7(3) by obtaining consents of at least 51 % of allottees. This format is Annexed as "Format B" and the applicant should upload this format in the extension application.

F. Whereas Section 14 (2) of the Act mandates undertaking written consent of at least two-thirds of the allottees for any major alterations or additions in the sanctioned plans, layout plans and specifications of the buildings or the common areas.

Now, therefore it has been decided to provide a format for making application under section 14(2) by obtaining consent of at least two-thirds of allottees. This format is Annexed as "Format C" and the applicant should upload this format in the correction / change application.

These orders come into effect from the date of issue of this order.

Enclosed - Format A, Format B, Format C.  
As approved by Authority

  
(Dr. Vasant Prabhu)  
Secretary, MahaRERA

### MAHARERA HEADQUARTERS

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

Tel. No.: 022 68 111 600 • E mail : helpdesk@maharera.mahaonline.gov.in

### महारेरा मुख्यालय

हाऊसफिन भवन प्लॉट नं. सी-२१ ई-ब्लॉक, बांद्रे- कुर्ला कॉम्प्लेक्स, बांद्रे (पूर्व), मुंबई - ४०० ०५१.

फोन नं.: ०२२ - ६८ १११ ६०० • ई मेल : helpdesk@maharera.mahaonline.gov.in

Advocate' letter Head

Tel No.:-

Email : -

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FORMAT - A

(Circular No.:- 28 /2021)

To

MahaRERA  
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**LEGAL TITLE REPORT**

Sub: Title clearance certificate with respect to plot no. CTS/C.S. No.....  
situated at...Taluka/District .....(hereinafter referred as the said  
plot " ").

I have investigated the title of the said plot on the request of (Name of  
owner/promoter/developer/company) and following documents i.e. :-

- 1) Description of the property.
- 2) The documents of allotment of plot.
- 3) 7/12 extract or property card issued by..... dated....., mutation entry  
no.....
- 4) Search report for 30 years from.....till.....

2/- On perusal of the above mentioned documents and all other relevant  
documents relating to title of the said property I am of the opinion that the title  
of (following owner/promoter/developer/company) is clear, marketable and  
without any encumbrances. (If any encumbrances please mention in separate  
sheet)

Owners of the land

- (1) ----- CTS/C.S. No.
- (2) ----- CTS/C.S. No.
- (3) ----- CTS/C.S. No.
- (4) Qualifying comments/remarks if any .....

3/- The report reflecting the flow of the title of the  
(owner/promoter/developer/company) on the said land is enclosed herewith  
as annexure.

Encl : Annexure.

Advocate.

Date:

(Stamp)

Letter Head

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FORMAT - A  
(Circular No.:- 28 /2021)

**FLOW OF THE TITLE OF THE SAID LAND.**

**Sr.No.**

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No.....
- 3) Search report for 30 years from ..... Taken from Sub-Registrar' office at .....
- 4) Any other relevant title.
- 5) Litigations if any.

Date:

Advocate.  
( Stamp )

**APPLICATION FOR EXTENSION OF PROJECT COMPLETION DATE U/S 7(3)**

(On promoter's letterhead)

**(Format- B)**

(Read circular no. 28 -2021 date 08/03/2021)

Date:

To

The MahaRERA.

Sub: Extension to the project bearing Registration No. P\_\_\_\_\_.

We, hereby apply for extension u/s 7(3) of the registered project bearing vide no  
P\_\_\_\_\_

As prescribed under circular no 07/2019 dated 8 Feb 2019, the consent of 51% of the  
allottees is enclosed herewith.

Promoter/ Developer