



ANNUAL REPORT 2024-25

Maharashtra Real
Estate Regulatory
Authority



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1. Introduction

1.1. Chairman's Statement

Government of India enacted the Real Estate (Regulation and Development) Act, 2016 (the Act) and all sections of the Act have come into force with effect from 1st May 2017.

Under the Act, Government of Maharashtra, vide Notification No. 23, dated 08.03.2017, established Maharashtra Real Estate Regulatory Authority, hereinafter referred to as "MahaRERA" or as "the Authority".

MahaRERA aims to transform the Real Estate Sector, leading it into an era of greater transparency and professionalism, wherein all stakeholders' interests are protected, and trust and confidence is established. MahaRERA endeavours to implement the Act in its letter and spirit, promoting transparency, accountability, financial discipline, customer centricity and compliance.

In this annual report, we present the key initiatives and statistics of MahaRERA for the Financial year 2024-25. This Annual Report documents the journey of MahaRERA over the last one year and provides overview of the key initiatives, activities and results achieved.

As on 31st March 2025, MahaRERA has registered 50,033 Real Estate Projects of which 17,392 projects were completed as per Form 4/OC. About 50,337 Real Estate Agents have been registered. MahaRERA has received 28,823 Complaints of which 27,796 were against registered projects and 1,027 were complaints against unregistered projects. Of these complaints, 21,785 (20,780+1005) have been disposed.

1.2. Objectives of MahaRERA

Real Estate Sector in India is one of the most important sectors of Indian Economy. Real Estate & Construction Sector contributes to about 8% of GDP and is the second largest employment generator (after Agriculture). The sector employs large number of unskilled, semi-skilled and skilled workforce.

Maharashtra Real Estate Regulatory Authority (MahaRERA) was established for regulation and promotion of real estate sector in the State.



The key building blocks of MahaRERA are:

Digital Governance: Zero Paper Zero Footfalls	Technology is the foundation of working at MahaRERA. All Services are online promoting faceless Governance. Zero Paper Zero Footfalls.
Emphasis on Regulatory Oversight	Emphasis on Regulatory Oversight: Prevention rather than Remedial. Ensuring Strengthening of Financial Monitoring leading to Timely completion of Projects
Accountability & Transparency in working	Transparency across Organization on pendency at each employee level. Further, all info published for public view.
Participative Governance	All stakeholders including Promoters, Agents and Consumers involved in Implementation of RERA (SROs, Conciliation, Agent Training etc.)

Continuous
Innovation and
Improvement

Continuous Innovation: Conciliation, SRO, Quality Certification, and so on

The key objective of MahaRERA is to usher in an era of **3 Ts: Transparency, Trust and Timely project completion** in the real estate sector in Maharashtra.

Transparency: MahaRERA is encouraging greater transparency in information and transactions in Real Estate Sector in Maharashtra. MahaRERA ensures that maximum information is available for public view at its website including Information on Registered Projects, Registered Agents, Judgements, Orders etc. and that this information is updated on Regular basis.

Trust: One of the key issues in Real Estate Sector was lack of trust between the Promoters and Consumers. MahaRERA is working towards bridging this trust through various initiatives including Self Regulatory Organisations (SROs), MahaRERA conciliation Forum, greater professionalism, accountability and commitment in the sector. Bridging this trust shall go a long way towards transformation of this sector

Timely Project Completion: MahaRERA is also working towards ensuring that projects which are registered are completed and delivered to allottees on time.

Transparency

Trust

Timely Project
Completion

1.3. Important Achievements

Key Achievements of MahaRERA include:





1.4. The year in review

1.4.1. Landmark Decisions

With the objective of driving systematic and organized implementation of Real Estate (Regulation and Development) Act across the state, MahaRERA undertook numerous decisions thereby introducing policies, rules, guidelines and tools. This section details some of these key decisions and initiatives undertaken by Maharashtra Real Estate Regulatory Authority (MahaRERA).

1.	De-registration of Real Estate Agent	MahaRERA vide Order No 51/2024 introduced detailed procedure for deregistration of Real Estate Agents including eligibility for De-Registration.
2.	Clarification on Projects Exempt from Registration	MahaRERA vide Order No 62/2024 clarified the projects exempt from registration and further gave clarity on CC and OC for plotted development projects
3.	Parking details to be compulsorily provided in Allotment Letter	MahaRERA vide Order No 54/2024 mandated inclusion of parking details in allotment letter and agreement for sale
4.	Directions for Maintenance and Operation of Bank Accounts	MahaRERA vide Order No 56/2024 provided detailed directions on Maintenance and Operation of Separate Bank Account for MahaRERA Registered Projects
5.	Detailed Facilities of Amenities	MahaRERA vide Order No 57/2024 provided format for inclusion of Facilities / Amenities in Agreement for Sale

1.4.2. Legislative Work

MahaRERA implements following forums for dispute resolution

1) MahaRERA (Maharashtra Real Estate Regulatory Authority)

Till this year, The Authority received 27,796 complaints of which it disposed 20,780 complaints. The main aim of the authority was speedy dispute resolution.

Till this year, the authority also received 1,027 complaints against unregistered projects of which 1,005 orders were passed.

2) Adjudication

MahaRERA has Adjudication officers namely Shri. W. K. Kanbarkar, Shri. A. L. Alaspurkar, Shri. Sambhajirao Munde, Shri. Rajendra Malabade, for hearing cases in Mumbai and Pune.

3) Appellate Tribunal

In this year, total 1198 appeals were pending at beginning of the year, 847 Appeals filed during the year, 92 appeals allowed during the year and 51 appeals disallowed during the year.

4) Conciliation Forum

In one of its kind initiative, Maharashtra became the first state to establish MahaRERA Conciliation Forum. The Forum is formed under section 32(g) with collaboration from CREDAI-MCHI, CREDAI Maharashtra, NAREDCO and MGP. The objective of the Forum is amicable dispute resolution wherein neutral conciliators from promoter and consumers side guide the parties towards settlement.

1.4.3. Outreach Programme

MahaRERA participated in & conducted various Workshops / Events for numerous stakeholders including Promoters, real estate agents, Consumers and so on. The objective of all these programmes was to enhance awareness of key provisions of RERA and encourage stakeholder inputs and participation.

1.5. Capacity Building

During this year, MahaRERA undertook following Capacity Building initiatives for its employees:

(1) MahaRERA Online Application Training

From time to time, as and when new modules are deployed, MahaRERA conducts hands-on training of all employees and officers of the authority on usage of respective modules of MahaRERA application.

At least once a month, Leadership meeting is held to discuss various parameters at a macro level that will contribute to organizational effectiveness, ensuring accountability and smooth running of the processes

1.6. International Engagements

MahaRERA participated in no International Engagement in this year.

1.7. Impact on:

The Impact of MahaRERA is as follows:

1.7.1. Allottees

More than 48.2 Lakh Homes accommodating 2.02 Crore citizens of Maharashtra are registered and being monitored through MahaRERA IT solution

1.7.1. Promoters

More than 50,033 projects registered by various Promoters has been registered and Monitored through MahaRERA IT Solution till date

1.7.2. Real Estate Agents

50,337 real estate agents are also registered and monitored through MahaRERA

1.7.3. Economy

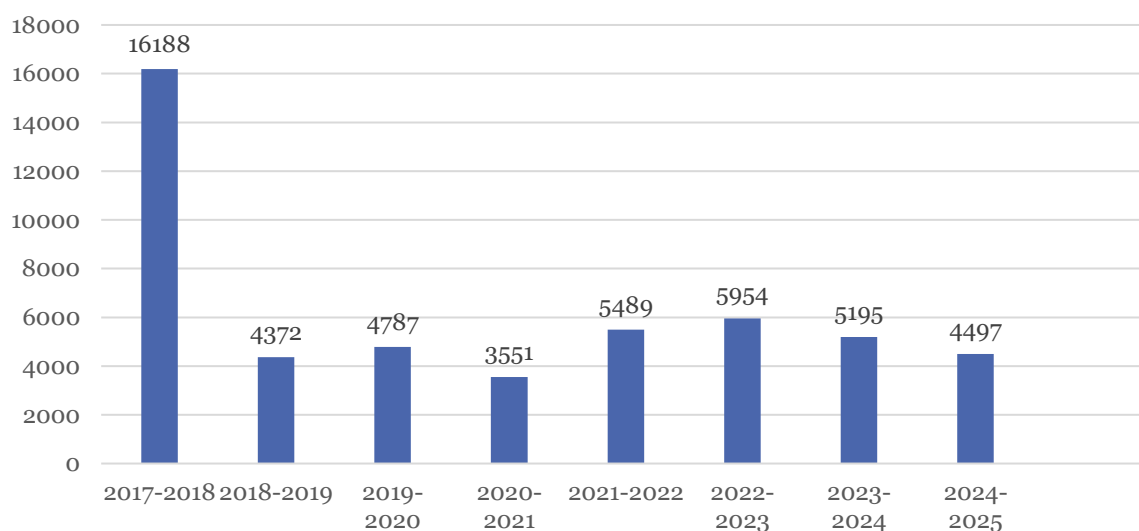
8% the contribution of the Real Estate & Construction Sector to the GDP of India

2. Registration of Promoters and Real Estate Agents

2.1. In relation to Promoters

The Authority commenced online Real Estate Project registration process from 1st May 2017. In total 50,033 project registrations have been granted as on 31st March 2025. The growth of MahaRERA Registered Projects over past years is as follows:

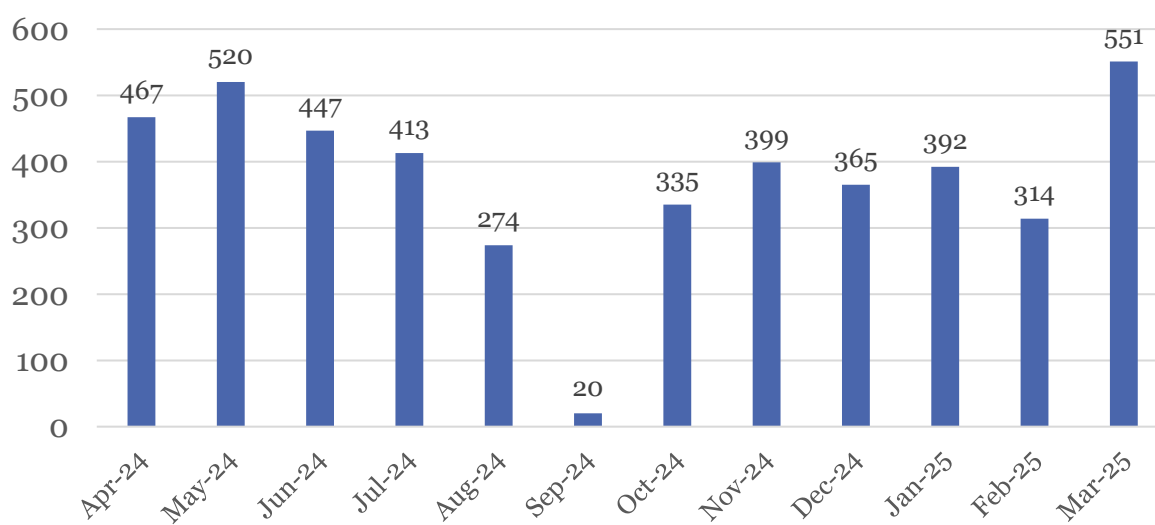
Total Projects Registered - 50,033



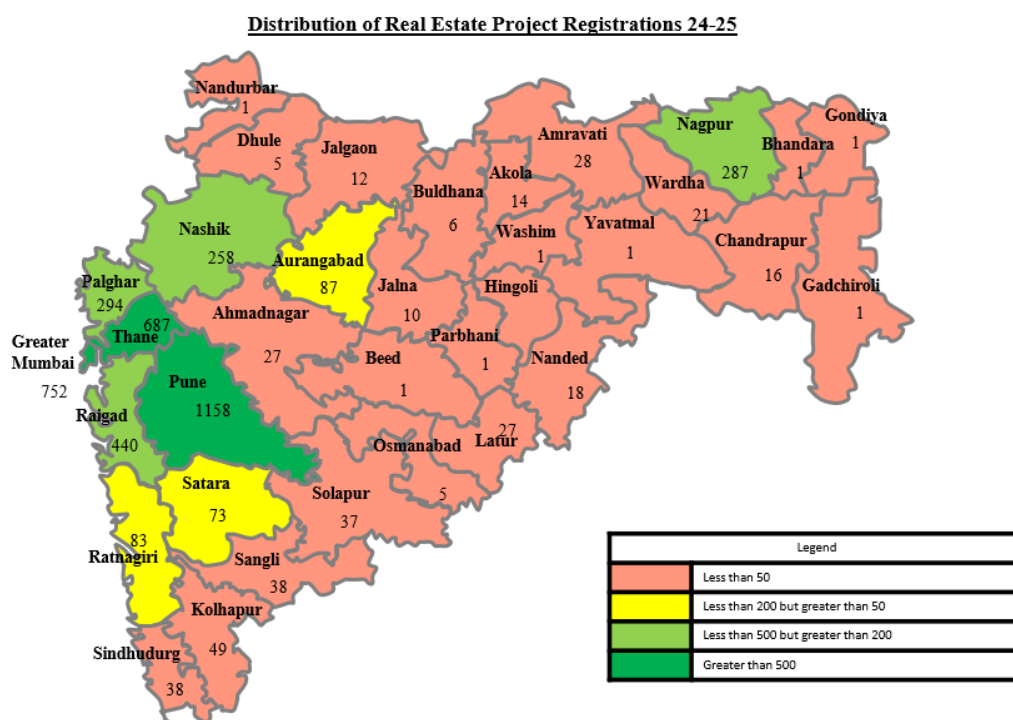
In Year 2024-25, the distribution of Registration of Real Estate Projects month wise was as follows:

Average Projects per month – 375

Registered Projects 4497



The Real Estate Projects are distributed as follows district wise:

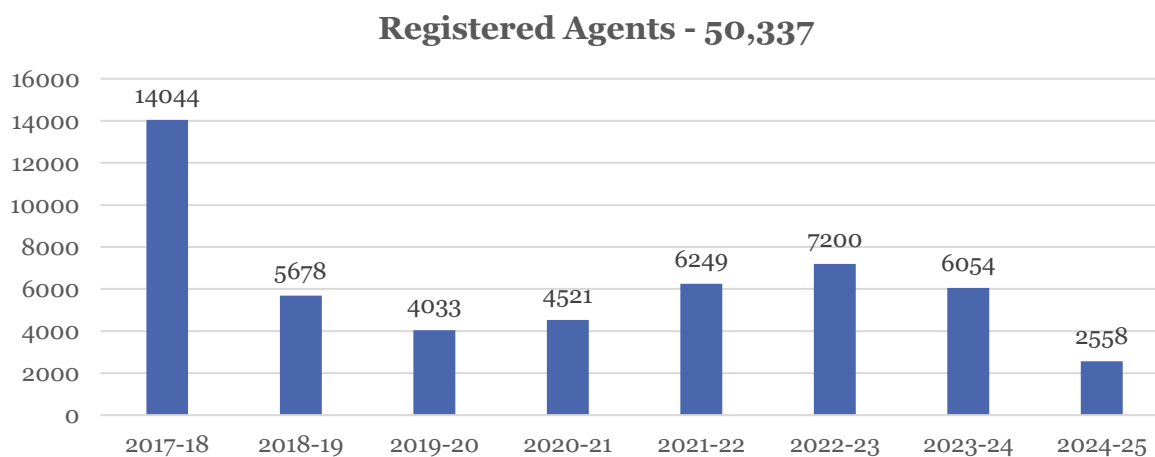


Detail of each of these projects are provided at the website at

<https://maharera.maharashtra.gov.in/>

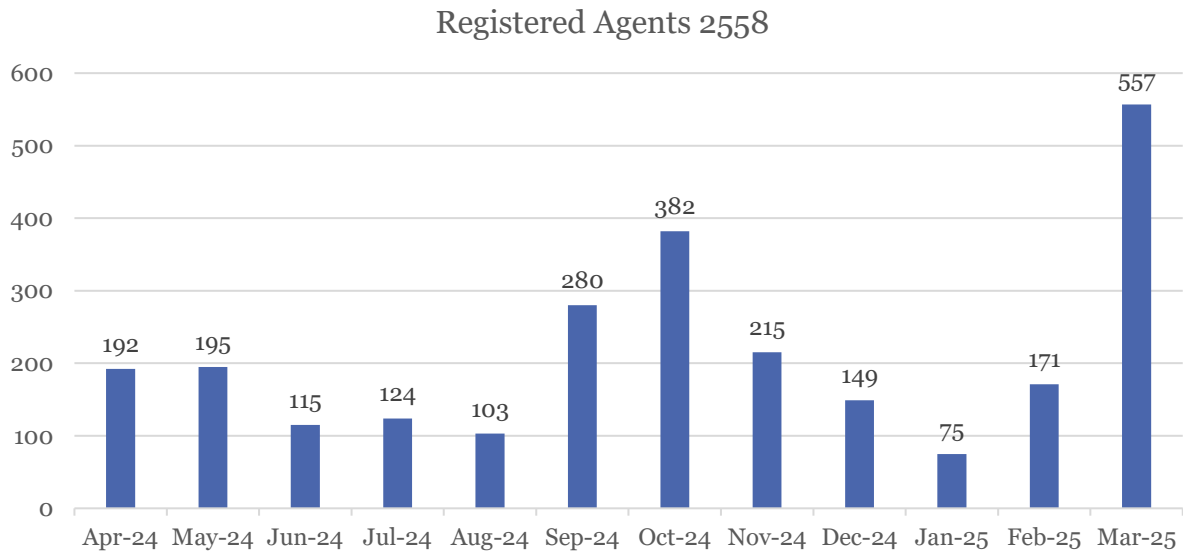
2.2. In relation to Real Estate Agents

The Authority commenced online Real Estate Agent registration process from 1st May 2017. In total 50,337 Real Estate Agent Registrations have been granted as on 31st March 2025. The growth of MahaRERA Registered Real Estate Agents over past years is as follows:

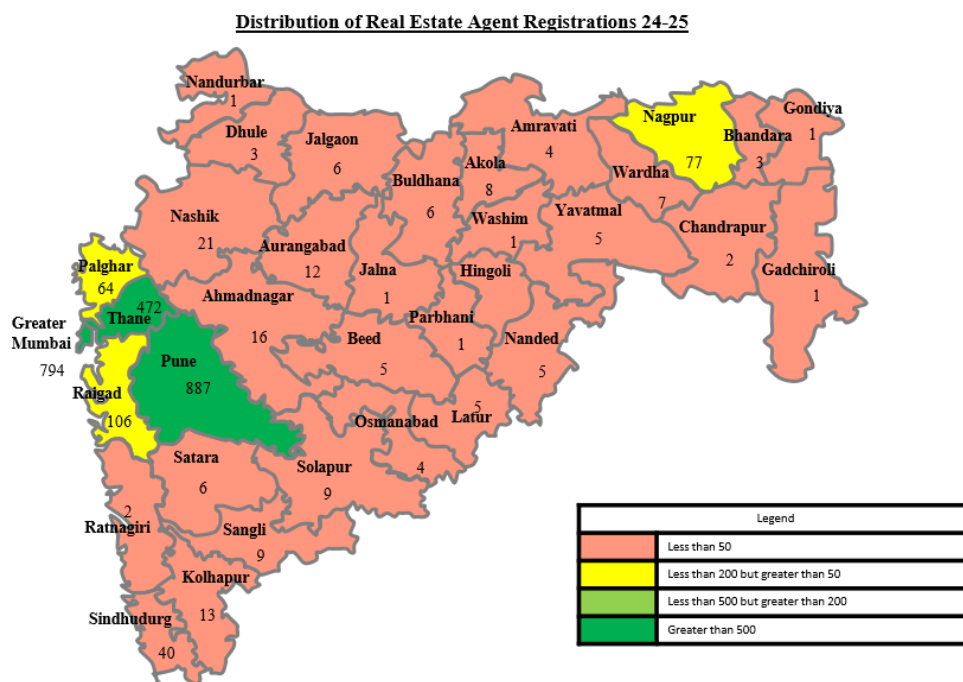


In Year 2024-25, the distribution of Registration of Real Estate Agents month wise was as follows:

Average agents Registered - 213



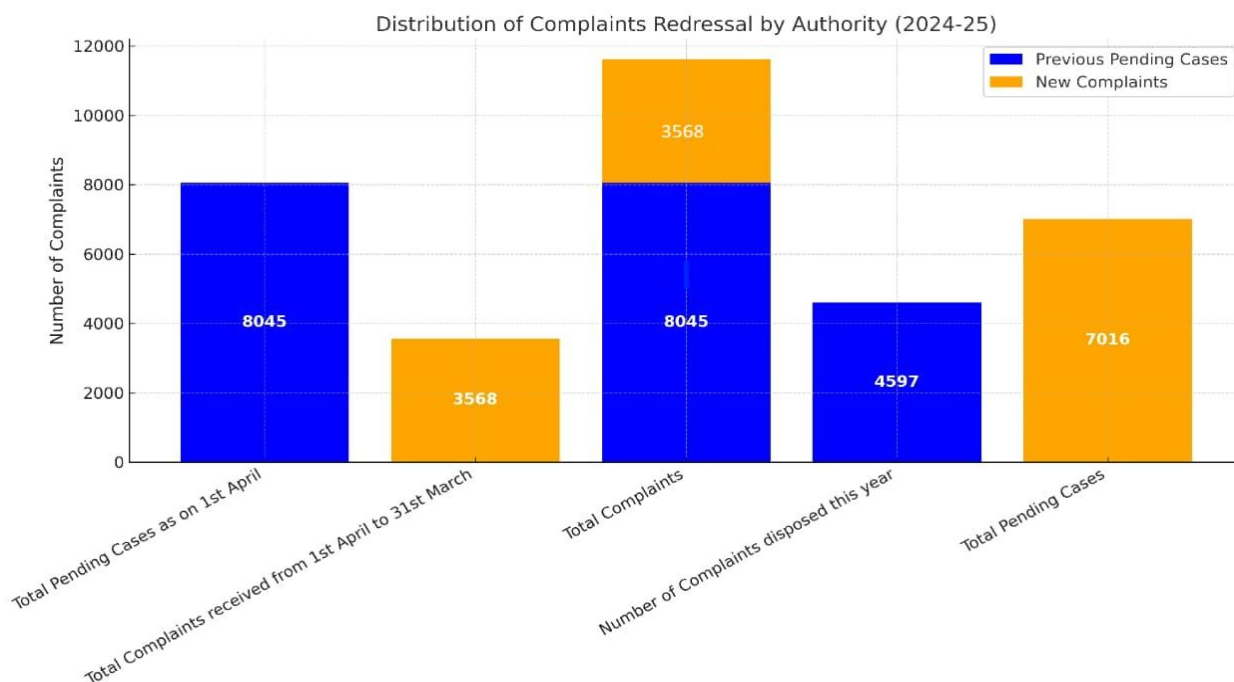
The Real Estate Agents are distributed as follows district wise:



Detail of each of these Agents are provided at the website at <https://maharera.maharashtra.gov.in/>

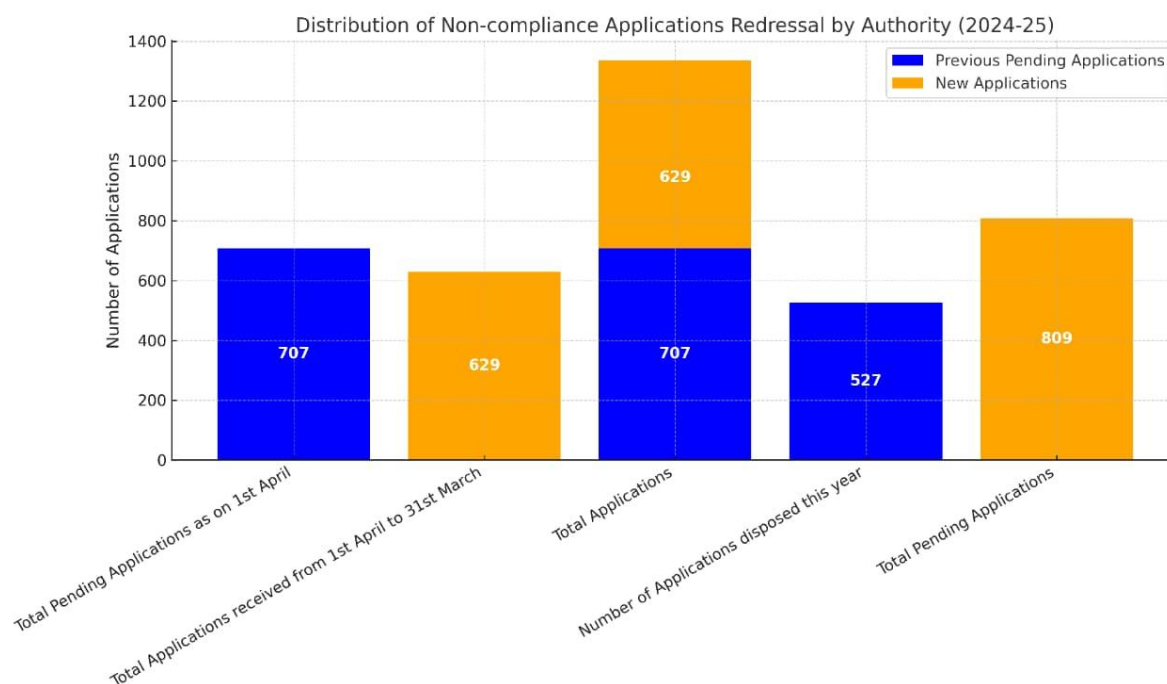
3. Number of cases filed before the Authority and the adjudicating officer for settlement of disputes and number of cases disposed

The Tables below provide details on complaints received by the Authority against registered projects.



S.No	Number of Cases pending with the authority at the start of the year	Number .of cases received during the year by the Authority	Number of Cases disposed of by the Authority
1.	8045	3568	4597

The Tables below provide details on applications received for Non-Compliance.



S.No	Number of Non-Compliance Applications pending at the start of the year	Number of Applications received during the year.	Number of Applications disposed during the year
1.	707	629	527

Details of all orders is available at the website at <https://maharera.mahaonline.gov.in>

4. Statement on the periodical survey conducted by the Authority to monitor the compliance of the provisions of the Act by the promoters, allottees and real estate agents

In order to effectively monitor compliance with the provisions of the Real Estate (Regulation and Development) Act, MahaRERA has put in place a fully digital system. Through this system, the Authority periodically generates comprehensive reports on the level of compliance by promoters, allottees, and real estate agents. These reports, produced at regular intervals, serve as the basis for ongoing monitoring and enforcement of statutory obligations. By leveraging technology-driven monitoring, MahaRERA ensures transparency, accountability, and timely detection of any lapses in compliance with the Act.

5. Statement on steps taken to mitigate any non-compliance of the provisions of the Act and the rules and regulations made thereunder by the promoters, allottees and real estate agents

MahaRERA has undertaken several proactive measures to mitigate instances of non-compliance with the provisions of the Act and the rules and regulations framed thereunder by promoters, allottees, and real estate agents.

To strengthen enforcement, MahaRERA has established a dedicated Compliance Wing. This specialized unit continuously monitors and reviews adherence to statutory obligations and promptly identifies deviations. The key areas of monitoring include, inter alia:

- **Non-filing of Quarterly Progress Reports by Promoters**
- **Non-filing of Half-Yearly Progress Reports by Real Estate Agents**
- **Non-compliance relating to designated Bank Accounts**
- **Action initiated against lapsed or defaulting projects**

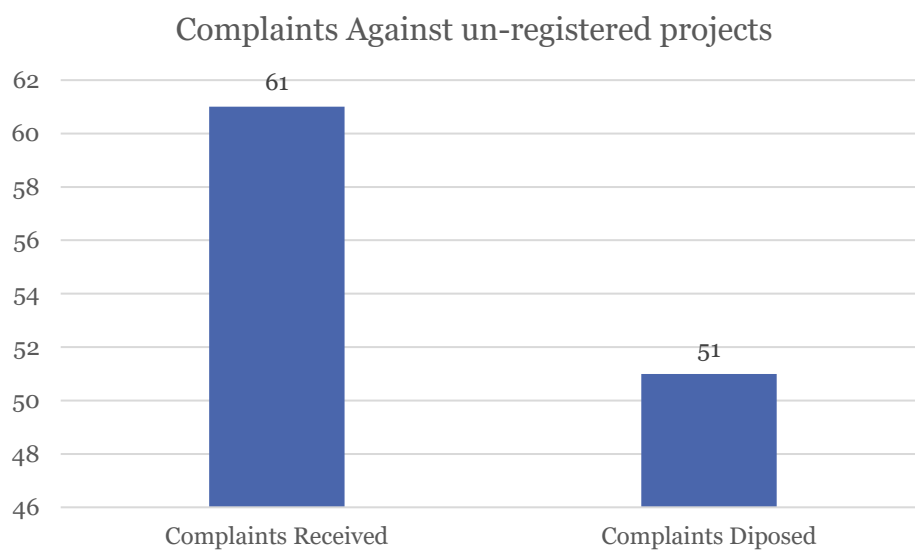
Through these measures, MahaRERA ensures that lapses are swiftly identified, corrective steps are initiated, and accountability is enforced. This structured approach not only mitigates risks of non-compliance but also promotes greater transparency, discipline, and trust within the real estate sector.

MahaRERA has also, as per Court Order, taken following measures for identification of unregistered projects:

- MahaRERA launched facility for citizens to file complaints against projects which ought to be registered and have not been registered
- On receiving of such information/ complaint, MahaRERA team undertakes multiple levels of scrutiny to determine the veracity of the case.
- For such cases where
 - Project should have been registered but has not been registered, the promoters are made to register the project after appropriate penalties
 - Projects which are unauthorized and lack basic approvals, MahaRERA writes to concerned planning authority for demolition of such project

Till 31st March 2025, Authority received numerous applications for information against un-registered projects.

In this year, The Authority has also received 61 complaints against un-registered projects, of which 51 had been disposed.



6. Statements on directions of the Authority and the penalty imposed for contraventions of the Act and the rules and regulations made thereunder and statement on interest and compensations ordered by the adjudicating officer

In this year, the authority has imposed following kinds of penalties for contraventions of the Act and rules & regulation made thereunder:

1) Penalties for Delayed Registration

For projects which ought to be registered but have not been registered, the authority levies appropriate penalties, and the promoters are made to register.

Details of all promoters and penalty paid is available at the website at <https://maharera.mahaonline.gov.in>

2) Penalties/ Interests / Compensations imposed during complaints /adjudication process.

In this year, the authority has received 3568 cases and disposed 4597 cases. Numerous such judgements have penalties / interest / compensation imposed on complainant/ respondent.

7. Investigations and inquiries ordered by the Authority or the adjudicating officer

While hearing information / complaints against un-registered projects, the Authority at times directs the technical team to conduct investigation / inquiry against the un-registered project. The technical team conducts field visits and submits its report to the authority.

8. Orders passed by the Authority and the adjudicating officer

In this year, the authority has received 3568 complaints, and they disposed 4597 cases. Details of each of these cases along with rulings are listed at the website for information. This year the authority has significantly reduced pending backlog of previous years.

Details of each of these cases along with rulings are listed at the website for information

9. Execution of the orders of the Authority and imposition of penalties

Monetary penalties: details of recovery of penalty imposed, details of penalty imposed but not recovered, total number of matters and total amount of monetary penalty levied, total amount realized by resorting to rule 23: The details are provided in section 6 of this report

Matters referred to court under section 59 - total number of matters referred to the court during the year, total number of matters disposed of by the court during the year, total number of matters pending with the court at the end of the year: None. No matter were referred to court

Matters referred to court for execution of order under section 40 - total number of matters referred to the court during the year, total number of matters disposed of by the court during the year, total number of matters pending with the court at the end of the year: None. No matter were referred to court

10. Execution of the orders of the adjudicating officer and imposition of interest and compensation

- (i) Interest and compensations - details of interest and compensation imposed, details of interest and compensation imposed but not paid, total number of matters and total, amount of interest and compensations imposed, total amount realized by resorting to rule 23: The details are provided in section 6 of this report
- (ii) Matters referred to court for execution of order under section 40 - total number of matter referred to the court during the year, total number of matters disposed of by the court during the year, total number of matters pending with the court at the end of the year: None. No matter were referred to court.

11. Appeals

The Tables below provide details on Appeals received by the Appellate Tribunal

(i) Number of appeals filed against the orders of the Authority or the adjudicating officer in the year ending 31st March 2025.	847
(ii) Appeals disposed during the year	468

12. References received from the appropriate Government under section 33

The Authority didn't receive any reference from the government under section 33 of the Act

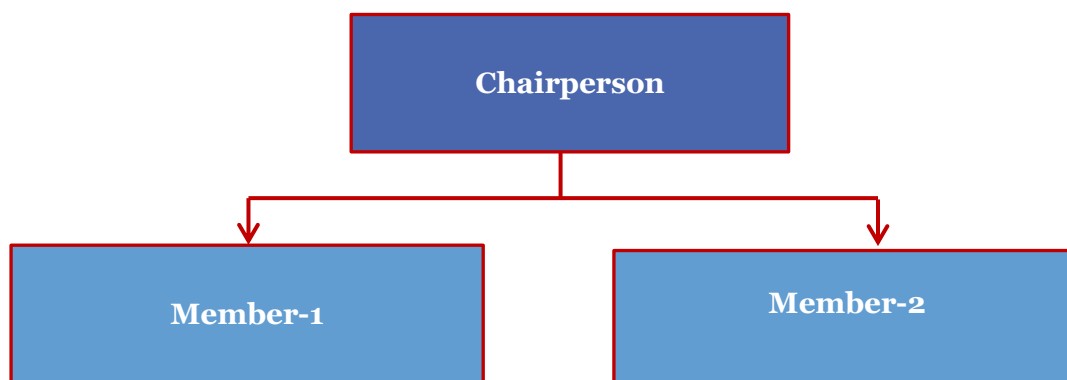
13. Advocacy measures under sub-section (3) of section 33

In this year the focus was on implementation of key provisions of the act, hence no advocacy measures were undertaken.

14. Administration and establishment matters

(i) Composition of the Authority;

Maharashtra Real Estate Regulatory Authority consists of Chairperson and two members:



(i) Details of Chairperson and Members appointed in the year and of those who demitted office

The details of Chairperson and Members are as follows:

Designation	Name	Duration of Service
Chairperson, MahaRERA	Shri. Manoj Saunik	20 th September 2024 – Ongoing
Member, MahaRERA	Shri. Mahesh Pathak	11 th July 2022 – Ongoing
Member, MahaRERA	Shri. Ravindra Deshpande	20 th November 2023 – Ongoing

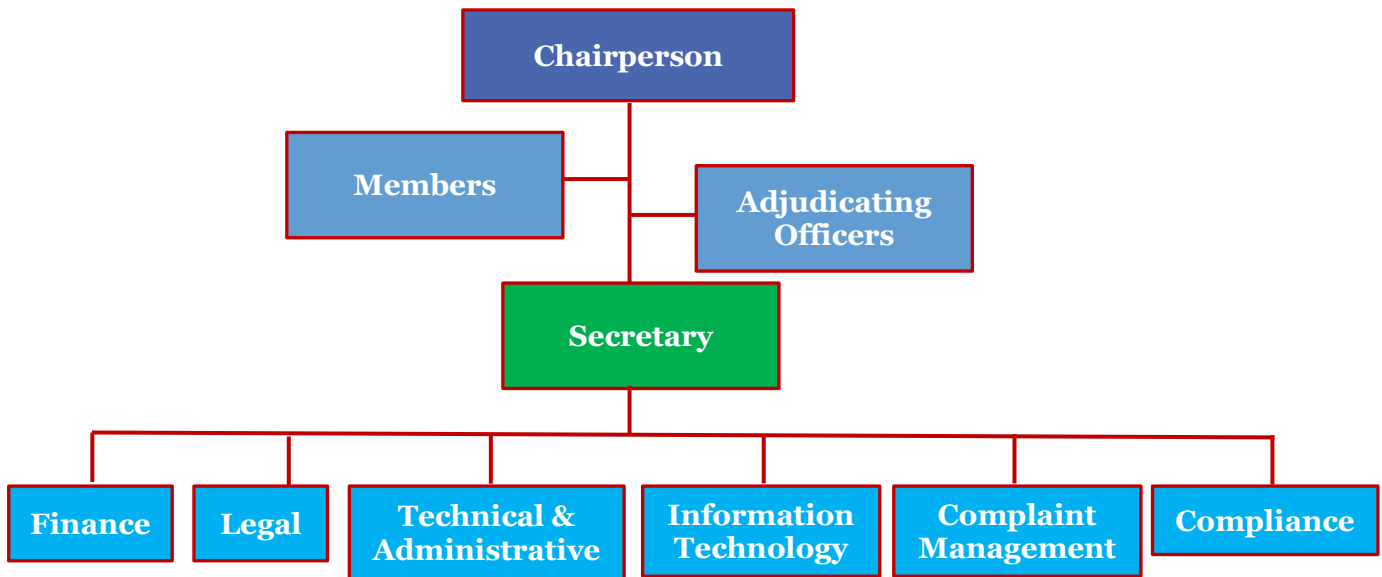
(ii) Details of adjudicating officers appointed in the year and those who demitted office

The details of Adjudicating officers are as follows:

Designation	Name	Duration of Service
Adjudicating Officer	Shri. A. L. Alaspurkar	From 07.06.2021 onwards
Adjudicating Officer	Shri. Sambhajirao Munde	30 th August 2023 onwards

Adjudicating Officer	Shri. Rajendra Malabade	19th March 2024 onwards
Adjudicating Officer	Shri. W. K. Kambarkar	3rd October 2018 onwards

Organizational structure of MahaRERA



Detailed statement containing information on personnel in the Authority

Sr. No	Designation of post	Filled Posts
1	Hon'ble Chairperson	1
2	Hon'ble Members	2
3	Secretary	1
4	Deputy Secretary	2
5	Finance Controller	1
6	Director (Compliances)	1
7	Director (Complaint Management)	1
8	Legal Adviser (Chief Law Officer)	1
9	Asstt. Legal Adviser	1
10	Technical Officer/Ex. Engineers	4
11	Administrative officer/Under Secretary	2
12	Accounts Officer	1
13	IT Manager	1
14	Counsellor	2
15	Other Consultants and Experts (Recovery, Media, etc.)	5
16	Technical Consultants	13
17	Finance Consultant	4
18	IT Consultants/Support	9

19	Legal Consultants/Interns	55
20	Stenographers (H.G./L.G.)	8
21	Clerk	23
22	Multitasking Staff/Peon	17
23	Person for Scanning work	1
	TOTAL	156

15. Employee welfare measures

During the year, the following Employee welfare measures were undertaken by the Authority:

Diwali Bonus: All the employees were given a Diwali Bonus, over and above their monthly salaries.

16. Budget and Accounts

i) Budget estimates and revised estimates, under broad categories for authority and tribunal:

Budget estimates and revised estimates, under broad categories for Authority:

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY			
Revised Budget Estimate for the Financial Year 2024-2025			
	-		
Sr No.	PARTICULARS	Original Budget FY 2024-25	Revised Budget FY 2024-25
A)	<u>Personnel Cost</u>		
	Salary/Remuneration to Chairman & Members	1,30,00,000	1,15,77,797
	Salary to Deputation Staff	40,00,000	51,62,599
	Payment to agency for Contract Staff	1,90,00,000	1,99,78,356
	Payment to Contract officer & Staff (RERA)	12,00,00,000	8,39,27,077
	Lumpsum allowances/Reimbursement to Chairman/members & Officers	35,00,000	35,91,038
	Leave Salary, Gratuity and other Retirement benefits	25,00,000	-
	Employers Contribution to Provident Fund	5,00,000	-
	Medical Reimbursement of chairman, members	5,00,000	1,70,155
	Training & Workshop charges	10,00,000	-
	Leave Travel concession	5,00,000	70,300
Total Personnel Cost A		16,45,00,000	12,44,77,322
B	<u>Administration Expenses</u>		
	Telephone Expenses	7,00,000	3,72,500
	Advertisement and Promotional exp.	2,00,00,000	6,52,006
	Audit Fees (CAG)	4,00,000	1,73,400
	Books, Periodicals & Newspaper	4,00,000	94,464
	Computer Expenses, Repairs & AMC	25,00,000	11,27,826

	Electricity Charges	40,00,000	35,53,012
	Internet & Website charges	30,00,000	46,98,080
	Legal and Professional Fees	60,00,000	51,78,300
	Conciliators Fees	1,00,00,000	53,82,750
	Grants given to Tribunal	11,06,55,000	10,28,78,310
	Vehicle Hire Expenses & car reimbursement	1,75,00,000	1,55,08,523
	<u>Office Expenses:</u>	<u>1,00,00,000</u>	<u>77,70,747</u>
	Water expense		11,74,405
	Electrical expense		-
	Other office expense		29,26,103
	Tele calling Activity Charges		36,70,239
	Postage and Telegrams	2,50,000	99,054
	Printing & Stationary	12,00,000	8,63,470
	<u>Rent, Rates and Taxes:</u>	<u>20,00,00,000</u>	<u>13,49,41,437</u>
	Pune Office	-	14,13,780
	BKC Office		11,86,03,320
	Churchgate Office		1,49,24,337
	SRA Office		-
	Refreshment Expenses for Chairman & Members	1,00,000	-
	Refund of late Registration Penalty	25,00,000	-
	Project registration withdrawal fee	-	26,86,545
	Travelling Expenses and Conveyance to Chairman & Members (Domestic)	7,50,000	7,38,099
	Travelling Expenses and Conveyance to Chairman & Members (Foreign Tour)	-	2,88,950
	Travelling Expenses and Conveyance to Staff & Officers	6,00,000	5,78,502
	Misc. Expenses - AMC expenses	10,00,000	10,88,577
	Payment to Security Guards	45,00,000	48,88,335

	Payment to Housekeeping Exps	40,00,000	37,72,195
	Payment to the Consultant	2,50,00,000	2,60,96,374
	IT solution provider Service Charges	1,00,00,000	-
	Digitalisation of file	50,00,000	3,52,718
	Payment to Investigator / Architects / ASCI	25,00,000	27,51,980
	Advances to Member, officer & staff for imprest	1,00,000	31,042
	GIS Based Mapping System	20,00,000	-
	Conference and Seminar Expenses	30,00,000	4,24,620
	Membership Subscription (AIFORERA)	7,00,000	5,99,750
	Quality Improvement Training programme for Workers	10,00,000	1,33,95,729
Total Administrative Expenses B		44,93,55,000	34,09,87,294
C	<u>Capital Expenditure -</u>		
	Office Building	-	-
	Lease Hold Improvements, Renovation, Furniture & Fixtures for Rera Admin Building @ Mumbai / Pune / Nagpur	1,00,00,000	22,75,495
	Computer / Laptop / I-pad / Printers	1,00,00,000	34,94,002
	Computer software/ Mobile app	50,00,000	55,84,871
	Office Equipment	10,00,000	2,09,939
	Vehicles	-	-
Total Capital Expenditure - C		2,60,00,000	1,15,64,307
Total Payments (A + B + C)		63,98,55,000	47,70,28,922
D	<u>Revenue Receipt -</u>		
	<u>Receipt from Developers/ Agents:</u>	<u>50,66,53,090</u>	<u>38,04,48,436</u>
	Registration fees- promoter		15,30,95,147

	Registration fees- promoter UT		-
	Registration fees- Real estate agents		6,23,74,775
	Registration fees- Complainant Fees		1,97,85,000
	Correction fees		1,55,14,149
	Correction fees UT		-
	Source Complaint		60,000
	Extension fees		12,96,19,364
	Extension fees UT		-
	Bank Saving Interest	5,16,662	4,84,340
	Fixed Deposit Interest	25,94,41,880	26,38,47,425
	Conciliation / Appeal Fees	35,89,286	48,06,059
	Penalty/Fine/Cost	5,00,00,000	5,20,18,383
	Real Estate Agent training certification fees		1,80,89,500
	Misc. Receipt (Extension Fees, Admin-withdrawal charges, Tender Fees, certified copy etc.	5,00,000	3,82,674
	PWC Service charge		
Total Revenue Receipt D		82,07,00,917	72,00,76,817
Total Receipts (D)		82,07,00,917	72,00,76,817

17. International co-operation

International: In this Year, MahaRERA was focused on driving the implementation of Act hence was not part of any International Engagements.

National: MahaRERA welcomed visits / meetings from several State Real Estate Regulatory Authorities

18. Capacity Building

During this year, MahaRERA undertook following Capacity Building initiatives for its employees:

(1) MahaRERA Online Application Training

From time to time, as and when new modules are deployed, MahaRERA conducts hands-on training of all employees and officers of the authority on usage of respective modules of MahaRERA application.

Once a month, management meeting is held to discuss various parameters at a macro level that will contribute to organizational effectiveness, ensuring accountability and smooth running of the processes

19. Ongoing programmes

-

20. Right to Information

	1 st April 2024 to 31 st March 2025
(i) Number of applications received by PIO/APIO seeking information under RTI Act	457
(ii) Number of applications for which information has been provided by PIO	450
(iii) Number of applications pending with PIO	07
(iv) Number of appeals filed before the First Appellate Authority against the order of PIO	82
(v) Number of appeals which have been disposed of by First Appellate Authority	80
(vi) Number of appeals pending with the First Appellate Authority	02
(vii) Number of applications/appeals not disposed of in the stipulated time frame	00