



ANNUAL REPORT 2021-22

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 2021-22. 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 2022, MahaRERA has registered 34,387 Real Estate Projects of which 9096 projects were completed as per Form 4. About 34,525 Real Estate Agents have been registered. MahaRERA has received 17,455 Complaints of which 16,548 were against registered projects and 871 were complaints against unregistered projects. Of these complaints, 10,880 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, Skilling 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.

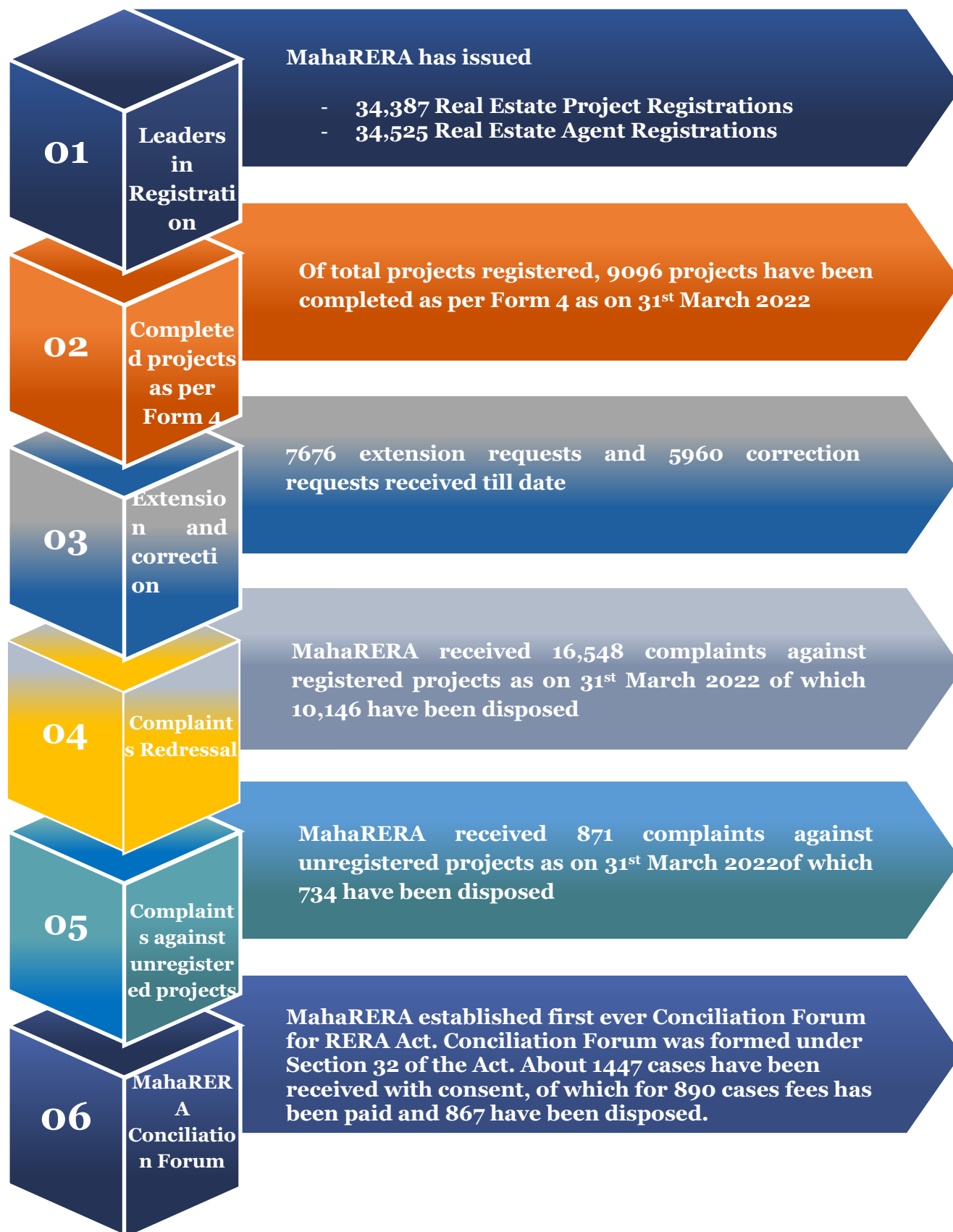
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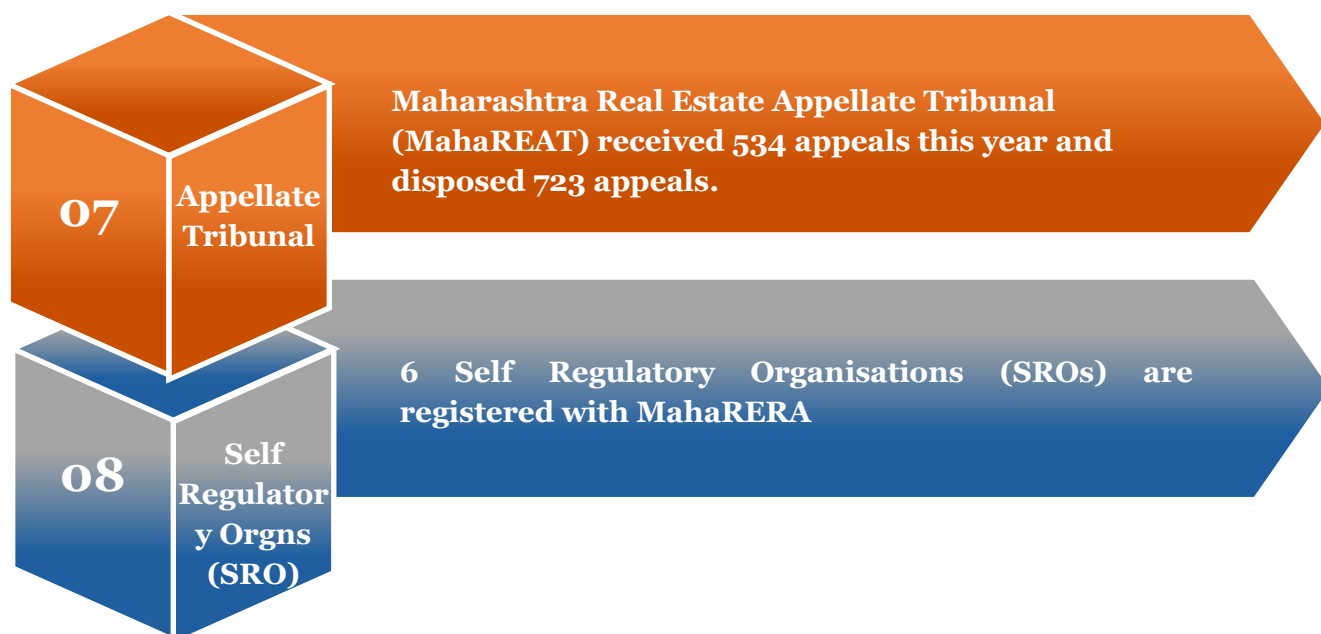
T
rust

T
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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.	Financial Quarter Based Project Progress Reporting System	MahaRERA implemented "Financial Quarter Based Project Progress Reporting System" for all MahaRERA registered real estate projects. Promoters were henceforth required to file Quarterly Progress Reports (QPR) as per Financial Quarters within 7 days of the Quarter End (Due Dates will be every 7th day of July, October, January and April respectively).
2.	Promotor's disclosure of Sold/Booked Inventory (Building Wise) in the Project.	In order to give more clarity to the purchasers and to avoid multiple transactions of flats/plots, it is necessary to provide the information in the standard Format and thereby providing directions to update the requisite information as soon as sale is concluded or booking is made. All promoters were directed to furnish the information in the prescribed format about their registered projects.
3.	Declaration about Commencement Certificate	Layout Approvals although obtained for the entire project, many a times other approvals are obtained in stages including the Commencement Certificate up to a Plinth /Zero FSI / or commencement certificate upto a particular floor level. Flat Buyers are unaware of this stage wise approvals, therefore, it was decided to prescribe a declaration by the Promoter to certify the exact stage of the Commencement certificate, so that Flat Buyers will be aware of the same.
4.	Submission of certificates to the schedule bank operating the separate account and copies thereof to MahaRERA Authority'	Promoter were mandated to submit the required three certificates to the schedule bank operating the separate account at the time of every withdrawal from the separate account irrespective whether such real estate project is a new project or an ongoing project till the occupancy certificate/completion certificate as the case may be' in respect of the said project is obtained and the copies thereof shall be submitted online by promoters to MahaRERA Authority.
5.	Report from CERSAI	Ministry of Finance notified the establishment of the Central Registry Securitisation Asset Reconstruction and Security Interest of India (CERSAI), a Government Company , incorporated for the purpose of operating and maintaining the Central Registry under the provisions

of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act). The objective of setting up of Central Registry is to prevent frauds in loan cases involving multiple lending from different banks on the same immovable property.

Since, Homebuyers / Allottees should be aware of such security interests created on real estate Projects / Apartments, which homebuyer is interested in purchasing, therefore during project registration Report from CERSAI was made mandatory.

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 16,584 complaints of which it disposed 10,146 complaints. The main aim of the authority was speedy dispute resolution.

Till this year, the authority also received 871 complaints against unregistered projects of which 734 orders were passed.

2) Adjudication

MahaRERA has Adjudication officers namely Shri S.B. Bhale, Shri M.V Kulkarni , Shri. W. K. Kanbarkar, Shri. Sambhaji Bhale , Shri. R. M. Palhande, Shri. A. L. Alaspurkar for hearing cases in Mumbai and Pune.

3) Appellate Tribunal

In this year, total 1561 appeals were pending at beginning of the year, 534 Appeals filed during the year, 130 appeals allowed during the year and 14 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. Till this year, 1447 conciliation requests were received with consent, of which in 870 cases fees was paid and 867 were disposed.

1.4.3. Outreach Programme

MahaRERA participated in & conducted various Workshops / Events for numerous stakeholders including Promoters, real estate agents, Consumers, Lawyers, Chartered Accountants, Architects, Engineers 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.

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

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 33.73 Lakh Homes accommodating 1.41 Crore citizens of Maharashtra are registered and being monitored through MahaRERA IT solution

1.7.2 Promoters

More than 34,387 projects registered by various Promoters has been registered and Monitored through MahaRERA IT Solution till date

1.7.3 Real Estate Agents

- ✓ 34,525 real estate agents are also registered and monitored through MahaRERA

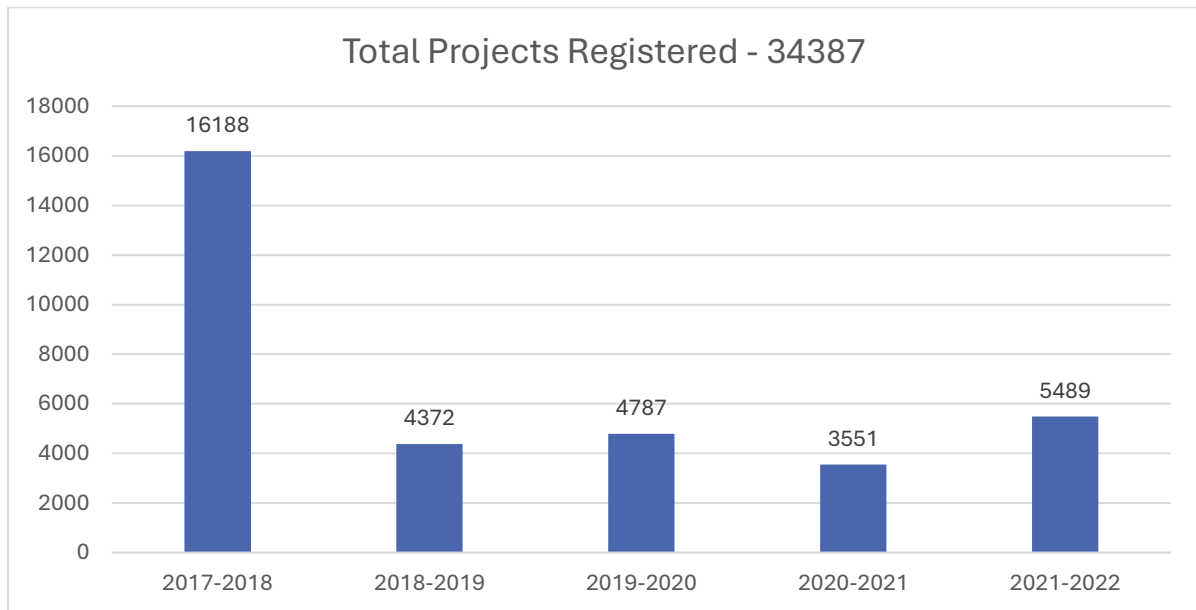
1.7.4 Economy

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

2. Registration of Promoters and Real Estate Agents

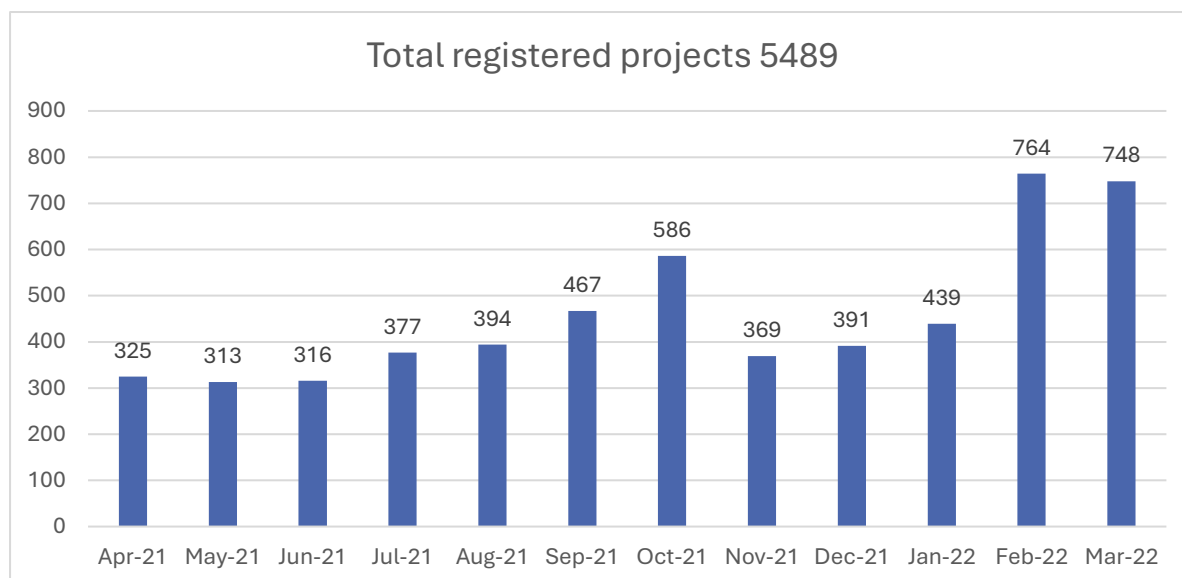
2.1 In relation to Promoters

The Authority commenced online Real Estate Project registration process from 1st May 2017. In total 34387 project registrations have been granted as on 31st March 2022. The growth of MahaRERA Registered Projects over past years is as follows:

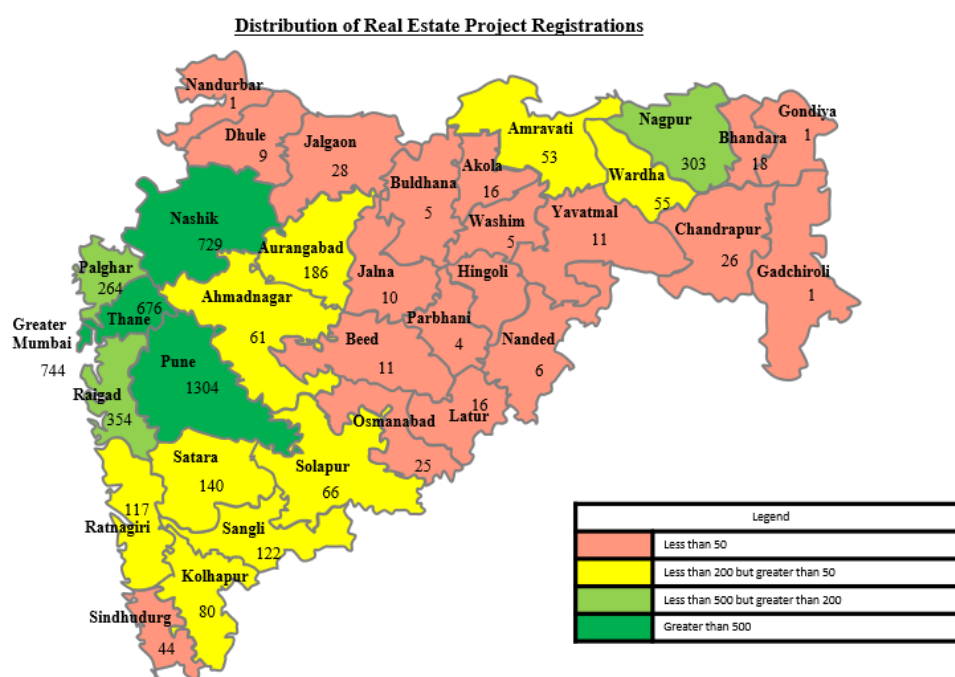


In Year 2021-22, the distribution of Registration of Real Estate Projects month wise was as follows:

Average Projects per month – 457



The Real Estate Projects are distributed as follows district wise:

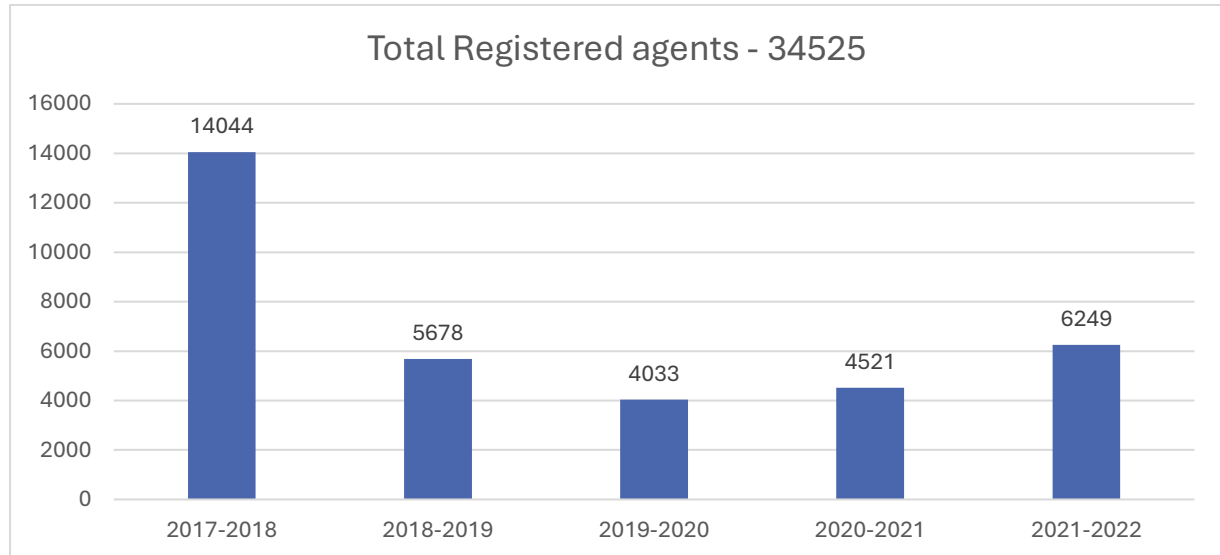


Detail of each of these projects are provided at the website at

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

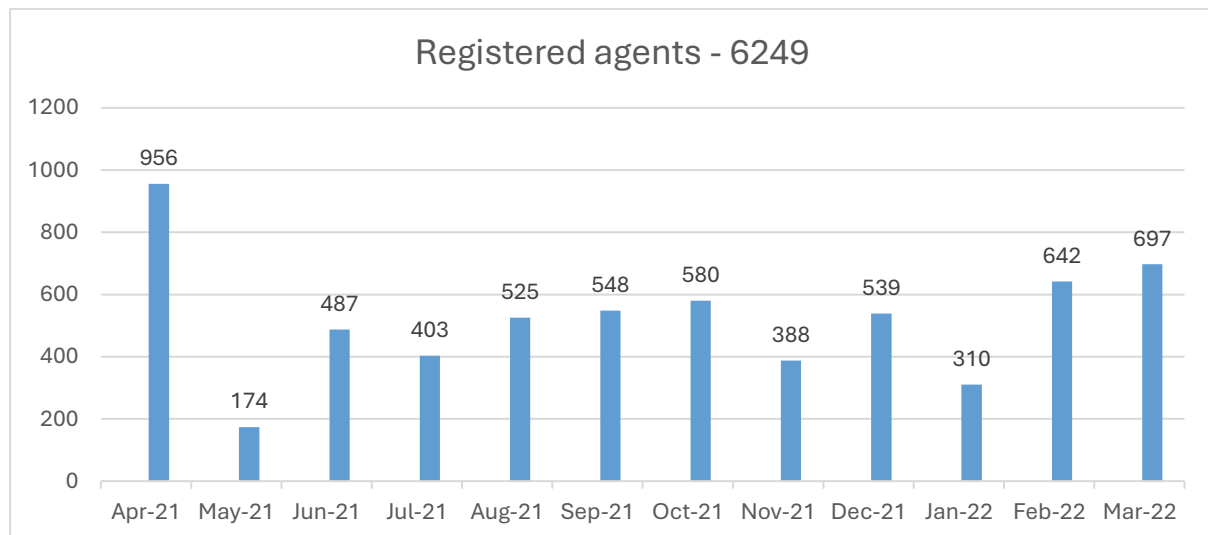
In relation to Real Estate Agents

The Authority commenced online Real Estate Agent registration process from 1st May 2017. In total 34525 Real Estate Agent Registrations have been granted as on 31st March 2022. The growth of MahaRERA Registered Real Estate Agents over past years is as follows:

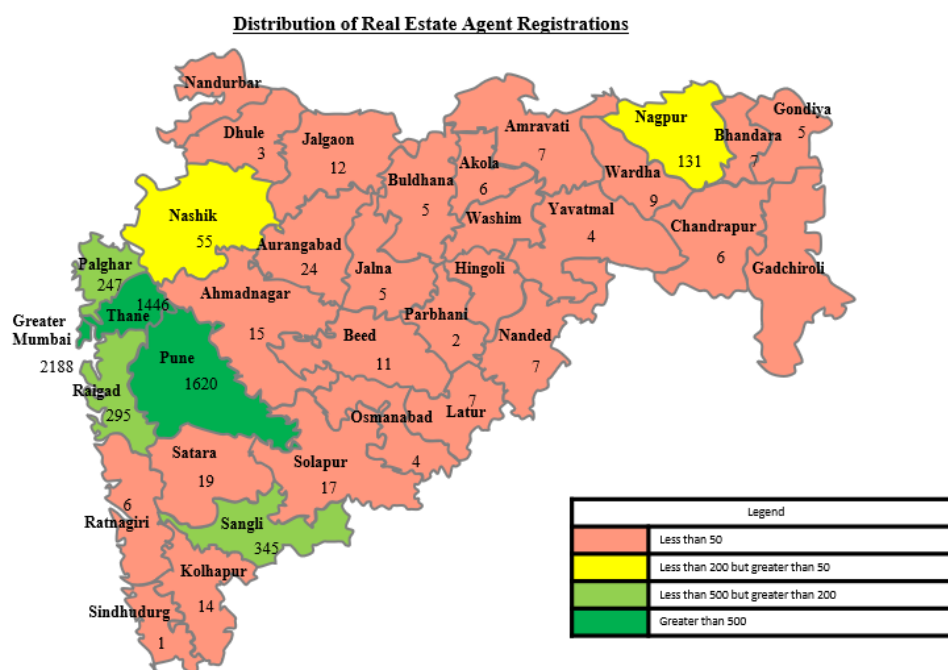


In Year 2021-22, the distribution of Registration of Real Estate Agents month wise was as follows:

Average agents Registered - 520



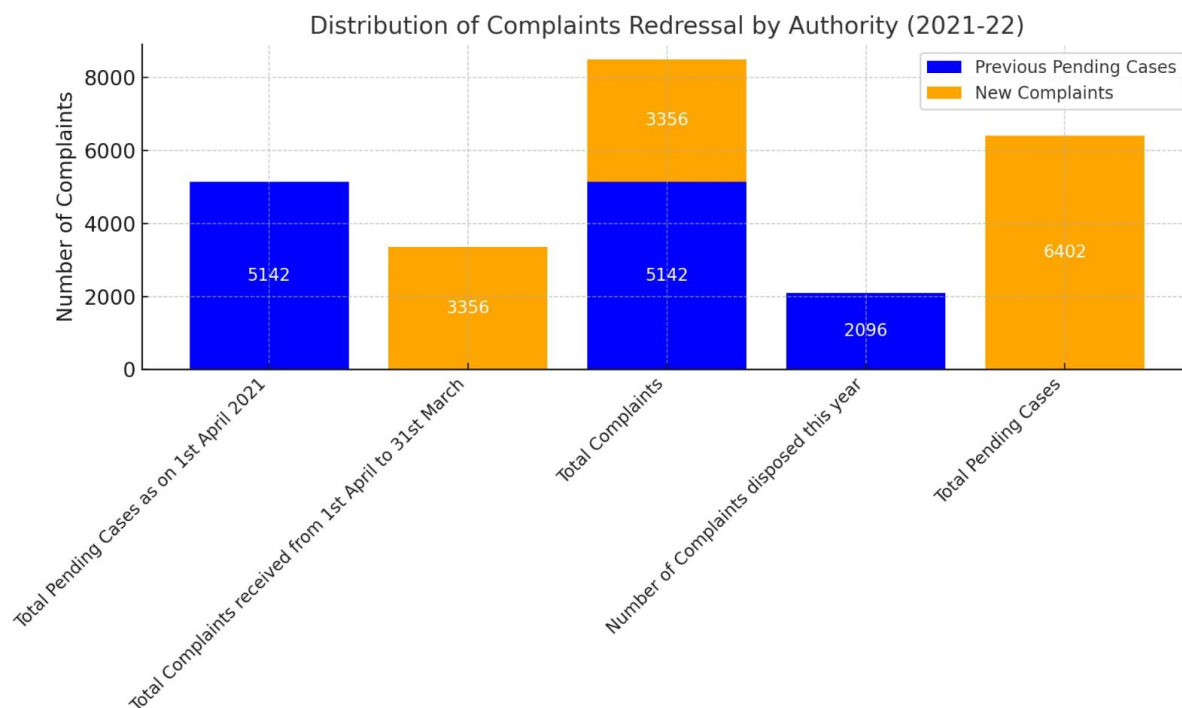
The Real Estate Agents are distributed as follows district wise:



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

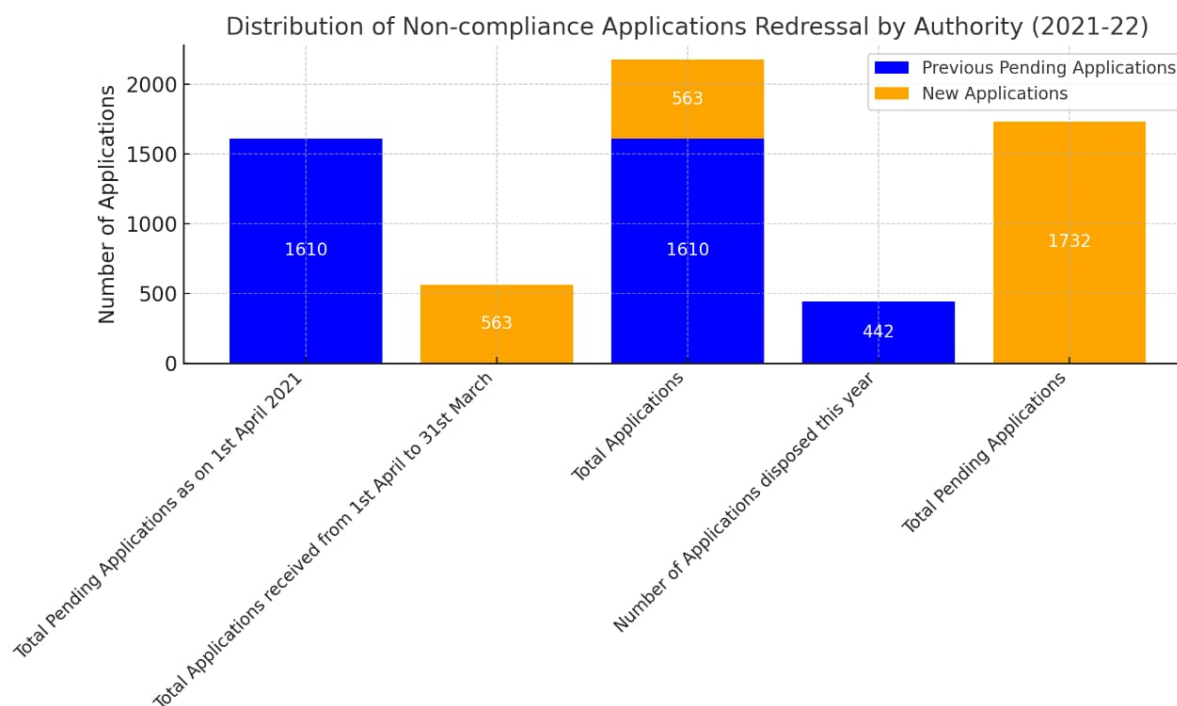
3. Number of cases filed before the Authority and the adjudicating officer for settlement of disputes and number of cases disposed

The Tables below provide details on complaints received by the Authority



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.	5142	3356	2096

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.	1610	563	442

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 ensure compliance of the provisions of the Act, the authority on monthly basis undertakes the following survey and activities:

S.No	Details
1.	Every 1 st and 15 th Day of the Month, list of all the promoters who have not updated their projects in the past three months is extracted and reminder mail is sent to them for compliance

2.	Every 5 th Day of the Month, list of all projects whose validity is about to be completed in next three months is extracted and reminder mail is sent to them to upload Form 4 or apply for extension
3.	Every 20 th Day of the month, List of all projects where booking is more than 51% is extracted and reminder mail is sent for society formation, if applicable

Apart from this, monthly meeting with Self-Regulatory Organization (SROs) is held for review of compliance of provisions of act by promoters and to plan next steps for enhanced compliance.

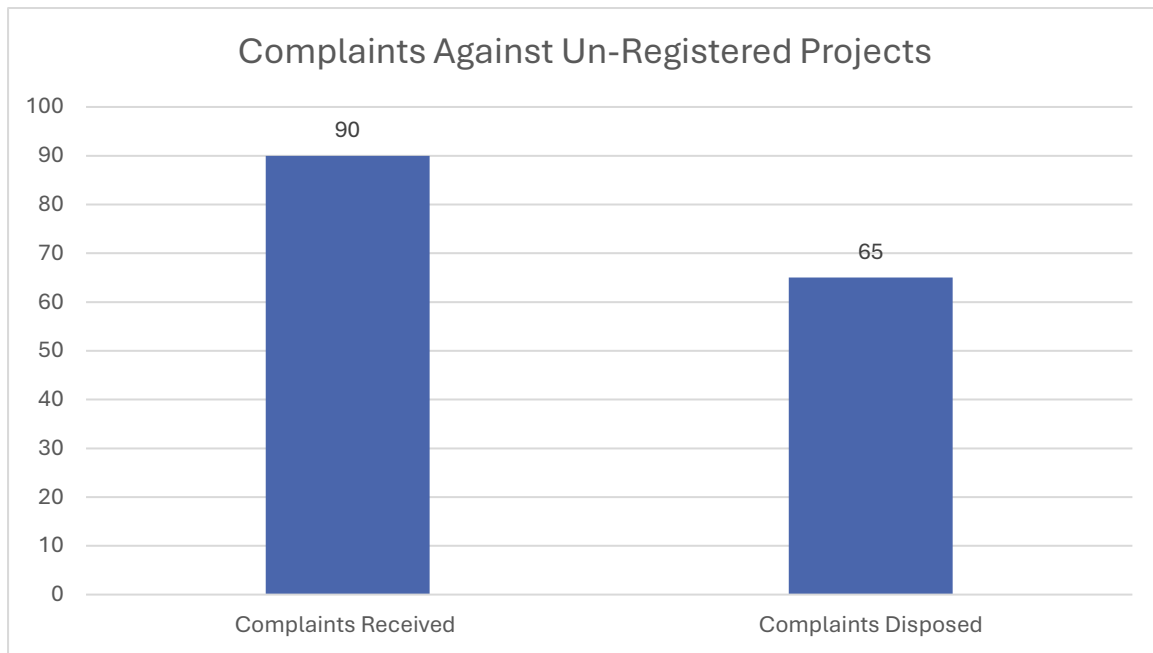
5. Statement on steps taken to mitigate any non-compliance of the provisions of the Act and the rules and regulations made thereunder by the promoters, allottees and real estate agents

Apart from numerous measures highlighted previously, Authority is also taking following measures for identification of unregistered projects:

- Authority digitized the process for citizens to inform MahaRERA about projects which ought to be registered but have not been registered
- MahaRERA also 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

Till 31st March 2022, Authority received numerous applications for information against un-registered projects.

In this year, The Authority has also received 90 complaints against un-registered projects, of which 65 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 3356 cases and disposed 2096 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.

The Authority is also in the process of empanelling Technical Architects / Engineers who shall assist the authority in conducting these investigations

8. Orders passed by the Authority and the adjudicating officer

In this year, the authority has received 3356 complaints, and they disposed 2096 cases. Details of each of these cases along with rulings are listed at the website for information.

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 2022	534
(ii) Appeals disposed during the year	723

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

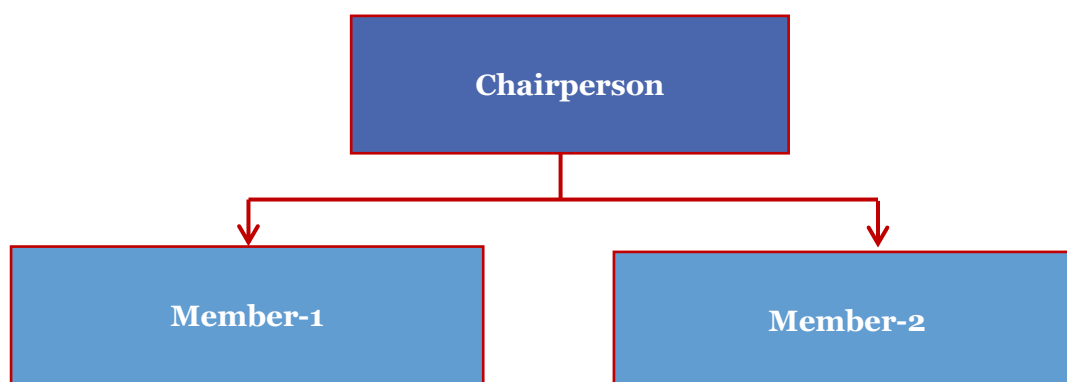
13. Advocacy measures under sub-section (3) of section 33

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:



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

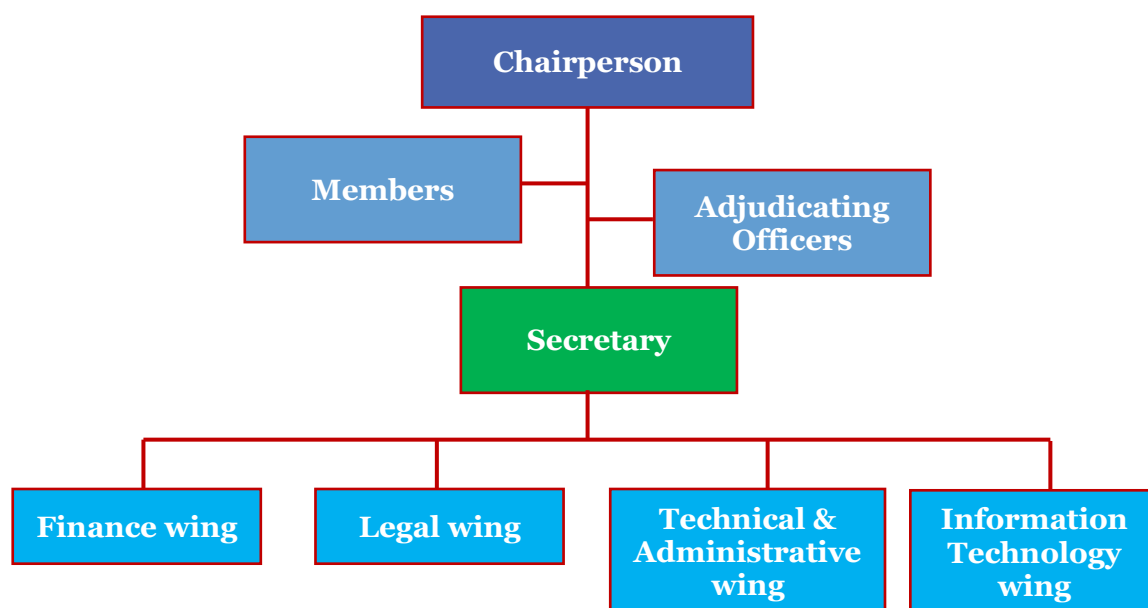
The details of Chairperson and Members are as follows:

Designation	Name	Duration of Service
Chairperson, MahaRERA	Shri. Ajoy Mehta	15 th Feb 2021 – Ongoing
Member, MahaRERA	Dr. Vijay Satbir Singh	10 th July 2017 – Ongoing
Member, MahaRERA	Shri. Bhalchandra D. Kapadnis	1 st June 2017 to 06 th July 2021

(iii) 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 Madhav Vithal Kulkarni	27 th February 2018 to 18 th January 2022
Adjudicating Officer	Shri Bhale Sambhaji Balaji	27 th February 2018 to 18 th January 2022
Adjudicating Officer	Shri. W. K. Kanbarkar	3 rd October 2018 – ongoing
Adjudicating Officer	Shri. R. M. Palhande	07 th June 2021 – ongoing
Adjudicating Officer	Shri. A. L. Alaspurkar	07 th June 2021 – ongoing

(iv) Organizational structure of MahaRERA**(v) Detailed statement containing information on personnel in the Authority**

Sr. No	Designation of post	Sanctioned Post	Filled Post	Regular	Deputation	Contract
1	Hon'ble Chairperson	1	1	1	-	-
2	Hon'ble Members	2	2	2	-	-
3	Secretary	1	1	-	-	1
4	Deputy Secretary	2	2	-	-	2
5	Finance Controller	1	1	-	-	1
6	Legal Adviser	1	1	-	-	1
7	Technical Officer/ Ex. Engineers	3	2	-	-	2
8	Administrative officer/ Under Secretary	3	0	-	-	-
9	Accounts Officer	3	1	-	1	-
10	Legal Assistant	4	4 (Jr)	-	-	4
11	Clerk	16	16	-	-	16
12	Accountant	4	-	-	-	-
13	Steno (H.G.)	4	4	-	-	4
14	Steno (L.G.)	6	4	-	-	4
15	Multitasking Staff	14	12	-	-	12
		65	51	3	1	47

15. Experts and consultants engaged

The details of Experts and Consultants are as follows:

S.No.	Title	Total No.
1	Legal Consultant	01
2	Jr. Legal Consultant	02
3	Sr. Technical Consultant	01
4	Jr. Technical Consultant	01
5	Technical Consultant	
6	Policy and IT Expert	01
7	IT Consultant	03

16. 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.

17. 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:

Budget and Accounts:		FY 2021-22	
(i) budget estimates and revised estimates, under broad categories;			
Sr. No.	Heads of Accounts	Original Budget	Revised Budget
A	Personnel Cost	5,09,00,865	4,41,84,099
B	Administration Expenses	27,46,11,600	18,77,58,839
C	Capital Expenditure -	2,50,00,000	21,17,912
D	Refund of deposit	-	2,40,55,729
Total Expenditure (A+B+C+D)		35,05,12,465	25,81,16,579
E	Revenue Receipt -	42,87,80,604	47,26,69,185
F	Deposit received	-	65,01,730
Total Receipts (E+F)		42,87,80,604	47,91,70,916
(ii) actual receipts under broad categories in the Real Estate Regulatory Fund established under subsection (1) of section 75;			
	Revenue Receipt	Amount	
	Receipt from Developers/ Agents / Complainants	34,10,06,849	
	Bank Saving Interest	2,68,801	
	Fixed Deposit Interest	13,37,77,524	
	Complaint / Appeal Fees from Allottees & Citizens	25,87,059	
	Penalty/Fine	6,53,000	
	Misc. Receipt (Admin-withdrawal charges, Tende Fees, etc.	1,06,235	

	Total	47,83,99,468	
(iii) actual expenditure under broad categories;			
Sr No.	Heads of Accounts	Actual Expenditure	
A	Personnel Cost	4,39,25,767	
B	Administration Expenses	18,06,82,633	
C	Capital Expenditure -	17,12,513	
Total Expenditure (A+B+C)		22,63,20,913	
(iv) balance available in the Real Estate Regulatory Fund under sub-section (1) of section 75;			
	Rs 25,53,12,940		

18. 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 .

19. 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**

20. Ongoing programmes

21. Right to Information

	1 st April 2021 to 31 st March 2022
(i) Number of applications received by PIO/ APIO seeking information under RTI Act	275
(ii) Number of applications for which information has been provided by PIO	273
(iii) Number of applications pending with PIO	2
(iv) Number of appeals filed before the First Appellate Authority against the order of PIO	13
(v) Number of appeals which have been disposed of by First Appellate Authority	13
(vi) Number of appeals pending with the First Appellate Authority	0
(vii) Number of applications/appeals not disposed of in the stipulated time frame	0



Contact us:

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(MahaRERA)

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