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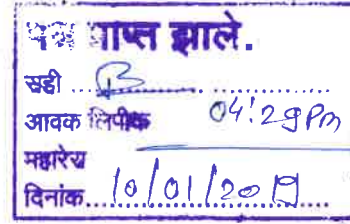
PRESIDENT, RAIGAD
Ateeque Khot

PRESIDENT, NAVI MUMBAI
Prakash Baviskar

Ref. No. MCHI/PRES/18-19/118

January 10, 2019

To,
Shri Vasant Prabhu
Secretary of MahaRERA
Office of the MahaRERA
Govt. of Maharashtra
Bandra, Mumbai



Sub.: Representation in response to the public notice issued by MahaRERA dated 03rd January 2019

Dear Sir,

With respect to the Public Notice issued by MahaRERA inviting written representations on whether the web portals dealing with Real estate Projects situated within the jurisdiction of MahaRERA fall under the definition of "Real Estate Agent", as CREDAI-MCHI, we would like to highlight some of the issues that have been widely reported by our esteemed Members.

It is being widely reported that a wide canvass of developers are facing a huge problem from the local brokers who create micro-webpages advertising various projects, supposedly on "behalf of the developer" at a deep discounted rate. While these brokers are not registered with the developers, they do not have any permission, written or verbal, to one advertise the property or to claim a specific price point. They bring customers to these project offices and then try all tactics to arm twist the project team to agree to their advertised price point. This menace has come to a stage where it has now become a raging issue which needs to be curbed; especially in the post MahaRERA regime, where the developer is likely to be held responsible for all such marketing and sale activities, over which he has no control at all.

While highlighting the issue and the gravity of the problem faced by our Developer Members, CREDAI-MCHI wanted to suggest the following :

1. MahaRERA needs to put check on such unscrupulous brokers whose aim is only to create a ruckus and thereby gain a price advantage.
2. Mandate all Real Estate Websites to accept advertisements only from those brokers who are registered under MahaRERA and have a bonafide registration number.
3. At the next level, the websites need to ensure that these MahaRERA registered brokers are also individually registered with the developer for the specific Project for which he is wanting place an advertisement or create a micro-webpage.

4. MahaRERA should issue an advisory to common public that they should check for the credentials of the broker before dealing with them. Should they decide to deal with unauthorized brokers that are not listed on the MahaRERA webpage of the project and / or do not have MaRERA registration number, would be doing so at their own peril and risk as such a broker is not authorized to represent the project or the project proponent to enter into any transaction, commercial or otherwise, with respect to the subject property.

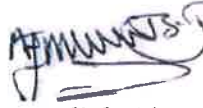
Should the above be the minimum adherence and compliance followed by the websites, most of the current issues shall be arrested. We look forward to your kind support and relevant notifications as the way forward.

Yours sincerely,

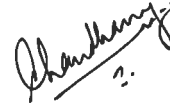
For CREDAI-MCHI



Nayan A. Shah
President



Bandish Ajmera
Hon. Secretary



Sanjiv S. Chaudhary MRICS
COO, CREDAI-MCHI

CC :

Shri Gautam Chatterjee (I.A.S. Retd.)
Chairman
MahaRERA
Govt of Maharashtra
Bandra, Mumbai

