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Bandish Ajmera

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Paras Gundecha  
Pravin Doshi  
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Late Lalit Gandhi  
Late Babubhai Majethia

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Ateeque Khot

**PRESIDENT, NAVI MUMBAI**  
Prakash Baviskar

Ref. No. : MCHI/PRES/18-19/303<sup>a</sup>

June 13, 2019

To,  
**Hon'ble Shri Devendra Fadnavis**  
Chief Minister  
Government of Maharashtra  
Mantralaya  
Mumbai 400 032

मुख्यमंत्री सचिवालय  
महाराष्ट्र शासन  
मंत्रालय, मुंबई ४०० ०३२.  
दिनांक 13/6/19

**Sub : Request Registration of FIR's by Police at the behest of Flat Purchasers  
in the RERA Regime**


Respected Sir,


We refer to the above subject. In this regard we have to submit that pursuant to the Maharashtra Real Estate Regulation Act (MAHA RERA) and the establishment of the MAHA RERA Authority, all matters pertaining to real estate and its development including flat purchaser related issues now fall squarely within the domain of the MAHA RERA Authority. However, some flat purchasers have been forum shopping to pursue their grievances with various authorities thus defeating the purpose of the law. As a result, thereof, cases which fall squarely within the domain of the civil authorities are converted into criminal complaints by flat purchasers and such complaints are entertained by the local police station with the filing of FIR's.


It is our humble submission that the Real Estate Industry in Maharashtra is in a precarious situation and barring genuine cases where fraud has been perpetrated commercial disputes between flat purchasers and developers should squarely fall within the domain of the MAHA RERA Authorities and the Police should be well advised that in such civil disputes it should await the outcome of adjudication by the MAHA RERA Authorities prior to taking up criminal action. It is our humble request that an advisory in this regard, be sent by the Government of Maharashtra to the Police Commissioners concerned across Maharashtra so that the rule of law and its efficacy is maintained.

Thanking you,

Your sincerely,  
For CREDAI-MCHI

  
**Nayan A. Shah**  
President

  
**Bandish Ajmera**  
Hon. Secretary

  
**Sanjiv S. Chaudhary MRICS**  
Chief Operating Officer