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**WOMEN'S WING CHAIRPERSON**

Jesal Shah

To

**Shri Manoj Saunik (I.A.S. Retd),**  
Chairman,  
MahaRERA.

**Subject: Suggestions for Improving Processes under MahaRERA**

Respected Sir,

On behalf of CREDAI-MCHI, we extend our sincere appreciation for the efforts made by MahaRERA to ensure transparency and efficiency in the real estate sector. However, to further enhance the effectiveness of MahaRERA's operations, we would like to bring the following suggestions to your kind attention:

- 1. Extension of Project Completion Date Without Consent under Section 6 of the RERA Act:**  
We request MahaRERA to consider granting an extension of the project completion date without requiring consent applications, particularly in cases where the Occupancy Certificate (OC) has already been applied for or the project is near completion. This would provide relief to developers managing final stages of construction and avoid undue administrative delays.
- 2. Expedited Scrutiny in the Registration Application Process:**  
While technical and financial queries are addressed promptly, legal scrutiny often takes 5-10 days, delaying project registration. We recommend that all departments involved in the scrutiny process coordinate effectively to complete their reviews within 4-5 working days to expedite project approvals.
- 3. Faster Processing of Bank Correction Applications:**  
Currently, applications for correcting bank details take approximately 35-40 days to process. We urge MahaRERA to streamline and expedite this process, ensuring quicker updates to banking information.
- 4. Allowing Applications Without Commencement Certificate (CC):**  
Considering the delays in obtaining CCs from the BMC, we request MahaRERA to allow project registration applications to be submitted without a CC. This would enable developers to proceed with other regulatory formalities while awaiting the issuance of the CC.
- 5. Cancellation of Flats for Defaulting Buyers:**  
We propose that, in cases where MahaRERA has issued an order for the cancellation of an Agreement for Sale due to a buyer's default in payment, the cancellation process should also be initiated in coordination with the IGR department. This would ensure a seamless and enforceable resolution of such cases.

We hope these suggestions will be given due consideration to improve the operational efficiency of MahaRERA, benefiting both developers and homebuyers. We remain committed to working collaboratively with MahaRERA to achieve the shared goal of a robust and transparent real estate sector in Maharashtra.

Thank you for your attention and support.

Yours sincerely,

For **CREDAI-MCHI**

**Domnic Romell**  
President

**Dhaval Ajmera**  
Hon. Secretary

**PS: Contact Person Mr. Harish Gupta- +91 98923 59635**

**Maharashtra Chamber of Housing Industry**

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