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To,
Shri Dipak Shelar
Under Secretary,
Housing Department,
Government of Maharashtra,
Mantralaya, Mumbai - 400032

Subject: Key Suggestions for strengthening the implementation of RERA by all Industry Associations

Respected Madam,

This is with reference to the meeting conducted by the Hon'ble Chief Secretary, Smt. Sujata Saunik (I.A.S.), with the Real Estate Industry Associations on 11th June 2025. The initiative to engage with stakeholders and invite constructive suggestions for enhancing the implementation of the Real Estate (Regulation and Development) Act, 2016 (RERA), is deeply appreciated by the entire real estate fraternity. As directed by the Hon'ble Chief Secretary, CREDAI-MCHI has submitted its suggestions for strengthening the implementation of RERA.

As we mark eight years since the enactment of RERA, it is a matter of pride for the Government of Maharashtra and MahaRERA that over 50,100 real estate projects and 50,000 agents have been successfully registered across the state. With more than 22,000 complaints resolved, RERA has significantly contributed to bringing transparency, accountability, and consumer confidence into the sector — ensuring that homebuyers' investments are protected and well-regulated.

As per your letter dated 19th June 2025 and as discussed during the meeting with Hon'ble Chief Secretary, in order to ensure that this transformation of Real Estate Sector continues and implementation of RERA scales new heights, all Industry Associations jointly submit the following key suggestions for your kind consideration:

S.No	Recommendation	Details	Implementation Agency
1.	Enforcement of Cancellation of Agreements	Orders issued by MahaRERA for registration or cancellation of agreements should be enforced by the designated Registration Officers. Presently, this implementation remains pending.	Inspector General of Registration and Controller of Stamp (IGR)
2.	Repeal of MOFA	With the enactment of RERA in 2016, the Maharashtra Ownership Flats Act, 1963 (MOFA), needs to be reviewed and either repealed or amended to eliminate any inconsistencies with RERA.	Housing Department
3.	Revenue Recovery Orders	Revenue Recovery Orders should be enforced specifically against the concerned projects and not other projects of the developers.	Revenue Department
4.	Speedy Project Registration & Other Approvals	All project registrations and related approvals should be processed within a stipulated timeframe, ideally within 30 days, to avoid undue delays.	MahaRERA

Maharashtra Chamber of Housing Industry

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5.	Filtering of Non-Maintainable Complaints	<p>The MahaRERA IT system should automatically restrict filing of complaints that are non-maintainable — such as those involving:</p> <ul style="list-style-type: none"> - Projects in IBC / NCLT - Complaints under section 18, where projects are still ongoing and OC date has not passed <p>This will reduce pendency and prevent undue hardships on stakeholders</p>	MahaRERA
6.	Delay in Building Approvals	<p>Many Projects are delayed due to delay in building approvals. Section 32 of the act provides for <i>“creation of a transparent and robust grievance redressal mechanism against acts of omission and commission of competent authorities and their officials”</i>. Till such mechanism is implemented, the Planning authorities should be brought under the ambit of RERA and should be answerable for delays in approvals.</p>	Housing Department & Urban Development Department
7.	Operationalising Section 32 of the Act	<p>As the name suggests Real Estate (Regulation and Development) Act 2016, RERA is not just for Regulation but also for development of Sector.</p> <p>Section 32 of the Act, provides a great direction for Real Estate Sector including</p> <p>“(b) creation of a single window system for ensuring time bound project approvals and clearances for timely completion of the project;”</p> <p>Developer grievances to be taken up by Government of Maharashtra in light of Section 32</p>	MahaRERA
8.	Amendment in the Act	<p>Government to request MoHUA for Amendment in Act to strengthen the provision and overcome minor shortcomings.</p>	Housing Department

Once again, we commend your commitment to further strengthening the real estate sector and look forward to closely collaborating with your office to realise this shared vision.

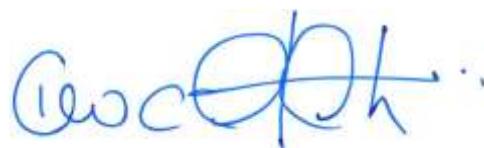
Yours sincerely,
For **CREDAI-MCHI**



Dominic Romell
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Hon. Secretary



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