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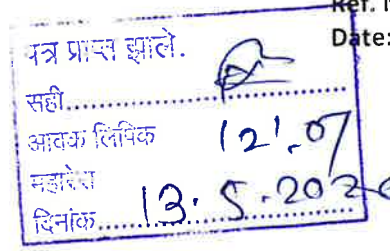
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WOMENS WING CHAIRPERSON

Alka Doshi

Ref. No. MCHI/PRES/26-27/023

Date: 12/5/2026



To,
Shri Manoj Saunik (I.A.S. Retd)
Chairperson
MahaRERA

Sub : Request for 6-Month Extension of Project Completion Timeline under Section 6 of RERA Act – Impact due to Global Geopolitical Situation (War), Logistics Disruption, and Labour Shortage

Respected Sir,

On behalf of CREDAI-MCHI, the apex body representing real estate developers in the Mumbai Metropolitan Region (MMR), we respectfully submit this representation requesting a **six (6) month extension** in project completion timelines for our member projects, under the provisions of Section 6 of the Real Estate (Regulation and Development) Act, 2016.

The ongoing global geopolitical conflict (war), along with cascading disruptions to logistics supply chains and severe shortage of labour, has created an unprecedented “force majeure” like situation, directly impacting the pace of construction and timely completion of real estate projects across Maharashtra.

We bring to your kind attention the following critical challenges:

- Global Geopolitical Conflict (War):** The ongoing war has severely disrupted the supply chain of key construction materials such as steel, aluminium, copper, polymers, and glass. Many of these inputs, either directly imported or indirectly dependent on global pricing and availability, have seen erratic supply schedules, increased lead times, and cost escalations, thereby stalling critical construction activities.
- Logistics & Supply Chain Disruption:** Beyond the war, global shipping container shortages, increased freight costs, customs delays, and reduced availability of transport vehicles within India have caused significant delays in the receipt of essential equipment and raw materials. Even domestically sourced materials face bottlenecks due to cascading effects on fuel prices and transport unavailability.
- Labour Shortage:** A substantial portion of the construction workforce in Maharashtra comprises migrant labour. Due to the combined economic uncertainties, post-pandemic migration reversals, and rising cost of living, there is an acute shortage of skilled and semi-skilled labour. Many workers have either returned to their native states or moved to alternative employment, resulting in project sites operating at 50–60% of required manpower.

Given these circumstances, project timelines originally committed in RERA-registered agreements cannot be reasonably met without extension. Section 6 of RERA Act, read with relevant MahaRERA Circulars on force majeure events, empowers the Authority to grant extension of time for registration due to circumstances beyond the promoter’s control.

MAHARASHTRA CHAMBER OF HOUSING INDUSTRY

Maker Bhavan-II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020, Maharashtra, India.

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CREDAI-MCHI CHAPTERS

THANE | KALYAN-DOMBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI | BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI | VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

Request:

We humbly pray that MahaRERA may be pleased to:

- Grant a **blanket six (6) month extension** for all registered projects affected by the above disruptions, without classifying such delay as a default under the Act.
- Permit promoters to apply for individual project extensions in a simplified, self-declaration basis, with reduced or nil late fees for filing amendment applications.
- Recognise the above events as valid grounds for extension under "force majeure" given their widespread, uncontrollable nature.

CREDAI-MCHI assures MahaRERA that its members remain fully committed to completing their projects with quality and safety. This extension is sought solely to account for genuine, external disruptions beyond the control of developers, and to protect the interests of homebuyers by avoiding hurried construction. We request a favourable consideration and early hearing in this matter.

Thank you for your continued support to the real estate sector.

Yours sincerely,

For CREDAI-MCHI



Sukhraj Nahar
President



Rushi Mehta
Hon. Secretary