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2025-2027

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Dominic Romell

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Samyag Shah

PROCUREMENT CONVENOR

Nimish Ajmera

WOMENS WING CHAIRPERSON

Alka Doshi

CREDAI - MCHI

Ref. No. MCHI/PRES/26-27/039

Date: 03/08/2026

पत्र प्राप्त झाले.
सही.....
आवक लिपिक 10131mm
महारेरा 04 AUG 2026
दिनांक 04 to 2026

Shri Manoj Saunik (I.A.S. Retd.)

Hon'ble Chairperson

Maharashtra Real Estate Regulatory Authority
Mumbai.

Subject: Request for Grant of a Four-Month Extension to MahaRERA-Registered Projects and Exclusion of the Force Majeure Period for Calculation of Interest

Respected Sir,

On behalf of CREDAI-MCHI, we respectfully submit this representation seeking the kind consideration of the Maharashtra Real Estate Regulatory Authority for granting a uniform extension of four months to eligible projects registered with MahaRERA and for treating the said period as a Force Majeure period for all regulatory purposes, including the computation of interest payable by promoters.

The Ministry of Housing and Urban Affairs, Government of India, has issued an Advisory dated 31 July 2026, acknowledging the challenges presently affecting the real estate sector and advising State Real Estate Regulatory Authorities to adopt appropriate regulatory measures with respect to project timelines. The Advisory reflects the Central Government's recognition of the exceptional circumstances impacting project execution and the need for a consistent and pragmatic regulatory response.

Despite their best efforts, promoters across Maharashtra continue to face significant disruptions in project execution arising from operational, administrative, financial, supply-chain and approval-related constraints. These factors have materially affected construction schedules and delayed project completion, despite diligent compliance by developers.

In these circumstances, we respectfully request MahaRERA to give due effect to the Ministry's Advisory by granting a blanket extension of four months to all eligible MahaRERA-registered projects. Such a measure would provide much-needed regulatory certainty, facilitate orderly completion of projects, and protect the interests of homebuyers and all other stakeholders.

We further request that the said period be treated as a Force Majeure period for all regulatory and contractual purposes. Consequently, while determining any interest payable by promoters on account of delayed possession or project completion, the aforesaid period should be excluded, consistent with the approach adopted by MahaRERA during the Covid-19 pandemic. This would ensure regulatory consistency and prevent promoters from being subjected to financial liabilities arising solely from circumstances beyond their control.

MAHARASHTRA CHAMBER OF HOUSING INDUSTRYMaker Bhavan-II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020, Maharashtra, India.

Tel: +91 22-42121421

Email: secretariat@mchi.net

Website: www.mchi.net**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

Considering that the underlying circumstances are common across the sector, we also request that the relief be granted through a general order or circular applicable to all eligible projects, thereby avoiding the need for individual applications and ensuring uniform implementation throughout the State.

In view of the above, we respectfully pray that MahaRERA may be pleased to:

1. Take on record the Advisory dated 31 July 2026 issued by the Ministry of Housing and Urban Affairs, Government of India.
2. Grant a uniform extension of four months to all eligible MahaRERA-registered projects.
3. Declare the said period as a Force Majeure period for the purposes of project completion and regulatory compliance.
4. Direct that the Force Majeure period be excluded while calculating any interest payable by promoters on account of delayed possession or project completion, in line with the relief granted during the Covid-19 period.
5. Issue appropriate directions, circulars or clarifications to ensure uniform implementation of the above reliefs across all eligible projects.
6. Grant such further or other reliefs as MahaRERA may deem fit in the interest of the real estate sector, homebuyers and all other stakeholders.

We sincerely request your kind and urgent consideration of this representation and shall remain grateful for a favourable decision.

Thanking you,

Yours sincerely,
For CREDAI-MCHI

A handwritten signature in blue ink, appearing to read 'Sukhraj Nahar'.

Sukhraj Nahar
President

A handwritten signature in blue ink, appearing to read 'Rushi Mehta'.

Rushi Mehta
Hon. Secretary

Encl.: Advisory dated 31 July 2026 issued by the Ministry of Housing and Urban Affairs, Government of India

Government of India
Ministry of Housing & Urban Affairs
(Housing Division)

Sankalp Bhawan, New Delhi – 110 001
31st July, 2026

Subject: Advisory for extension of registration of real estate projects due to 'Force Majeure' under the provisions of Real Estate (Regulation and Development) Act, 2016 [RERA].

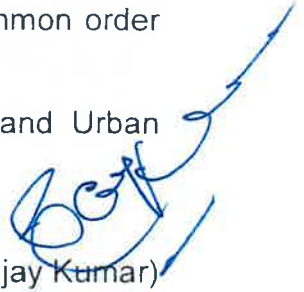
The undersigned is directed to refer to the above subject and state that the Ministry has received various representations from stakeholders of the real estate sector regarding the impact of the prevailing situation in West Asia which has adversely affected global supply chains, resulting in shortage of the construction materials, thereby impacting the timely construction of the real estate projects.

2. In this regard, it may be noted that vide Office Memorandum dated 29 April 2026 issued by the Department of Expenditure, Ministry of Finance, the ongoing West Asia situation has been treated as "war" for the purpose of invocation of the Force Majeure clause.

3. Section 6 of the Real Estate (Regulation and Development) Act, 2016 (RERA) provides for extension of registration of a real estate project on account of Force Majeure, which, *inter alia*, includes "war" affecting the regular development of a real estate project. Further, under Section 7(3) of RERA, the Real Estate Regulatory Authority may, instead of revoking the registration, permit it to remain in force subject to such terms and conditions as it considers appropriate in the interest of the allottees.

4. In light of the delay attributed due to the Force Majeure conditions arising from the prevailing West Asia situation and the representations received from various stakeholders, this Ministry advises all the Real Estate Regulatory Authorities that in exercise of the powers conferred under the provisions of RERA, the Regulatory Authorities may issue suitable orders or directions for grant of extension of registration and corresponding completion timelines of registered real estate projects whose completion date, revised completion date or extended completion date falls on or after 28 February 2026, for a period of four months. Further, in order to avoid the need for submission of separate applications for extension of registration of individual real estate projects and issuance of separate orders thereon, the Real Estate Regulatory Authorities may issue a common order or direction in this regard.

5. This issues with the approval of Hon'ble Minister of Housing and Urban Affairs.


(Sanjay Kumar)

Under Secretary (Housing)

To,

Chairpersons of all Real Estate Regulatory Authorities