



NAREDCO

National Real Estate Development Council

Under the aegis of Ministry of Housing & Urban Poverty Alleviation Government of India

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GST & MahaRERA

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Maharashtra Real Estate Regulatory Authority

महा रेरा

Introduction to MahaRERA



- ✓ Government of India enacted the Real Estate (Regulation and Development) Act 2016 on 26th March 2016 and all provisions shall come into effect from 1st May 2017
- ✓ Maharashtra Real Estate Regulatory Authority (MahaRERA) established vide Notification No. 23 dated 8 March 2017

Government of Maharashtra has further promulgated the following rules:

Please refer our website:
<https://maharera.mahaonline.gov.in/>

Maharashtra Real Estate (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017

Maharashtra Real Estate Regulatory Authority, Officers and Employees (Appointment and Service Conditions) Rules, 2017

Maharashtra Real Estate (Recovery of Interest, Penalty, Compensation, Fine payable, Forms of Complaints and Appeal, etc.) Rules, 2017

Maharashtra Real Estate Appellate Tribunal, Officers and Employees (Appointment and Service Conditions) Rules, 2017

Maharashtra Real Estate Regulatory Authority (Form of Annual Statement of Accounts and Annual Report) Rules, 2017

MahaRERA has notified the following regulations

1. Maharashtra Real Estate Regulatory Authority (General) Regulations 2017
2. Maharashtra Real Estate Regulatory Authority (Recruitment and Conditions of Service of Employees) Regulations, 2017

MahaRERA has also promulgated the following orders

1. Charges to be paid to Mahaonline for MahaRERA website(* Taxes and Bank Charges shall be charged extra on actual basis)

Type of Transaction	Fee per transaction*(Rs.)
New Project Registration	750
Project Extension / Withdrawal Request	500
Annual fees to projects for status updates	500
New Real Estate Agent Registration / Renewal	500
Complaint Filing	50

- 2. Definition of Co-promoter: Individual/other than individuals, having share in revenue/Share in total area developed in the Real Estate Project.
- 3. Office order making the local address mandatory for Promoter/ agent for registration.

- ✓ Entire State of Maharashtra (Rural as well as Urban) is under Planning Area of MR &TP Act and hence is covered under MahaRERA.
- ✓ All commercial and residential real estate projects including plotted development shall have to be registered with MahaRERA except in projects where:

Real Estate Projects not covered under the Act

Area of land proposed to be developed does not exceed five hundred square meters

Number of apartments proposed to be developed does not exceed eight inclusive of all phases

Promoter has received Occupancy Certificate for a real estate project prior to commencement of this Act

for the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building, as the case may be, under the real estate project

No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area within Maharashtra, without registering the real estate project with MahaRERA

Real Estate Projects Registration



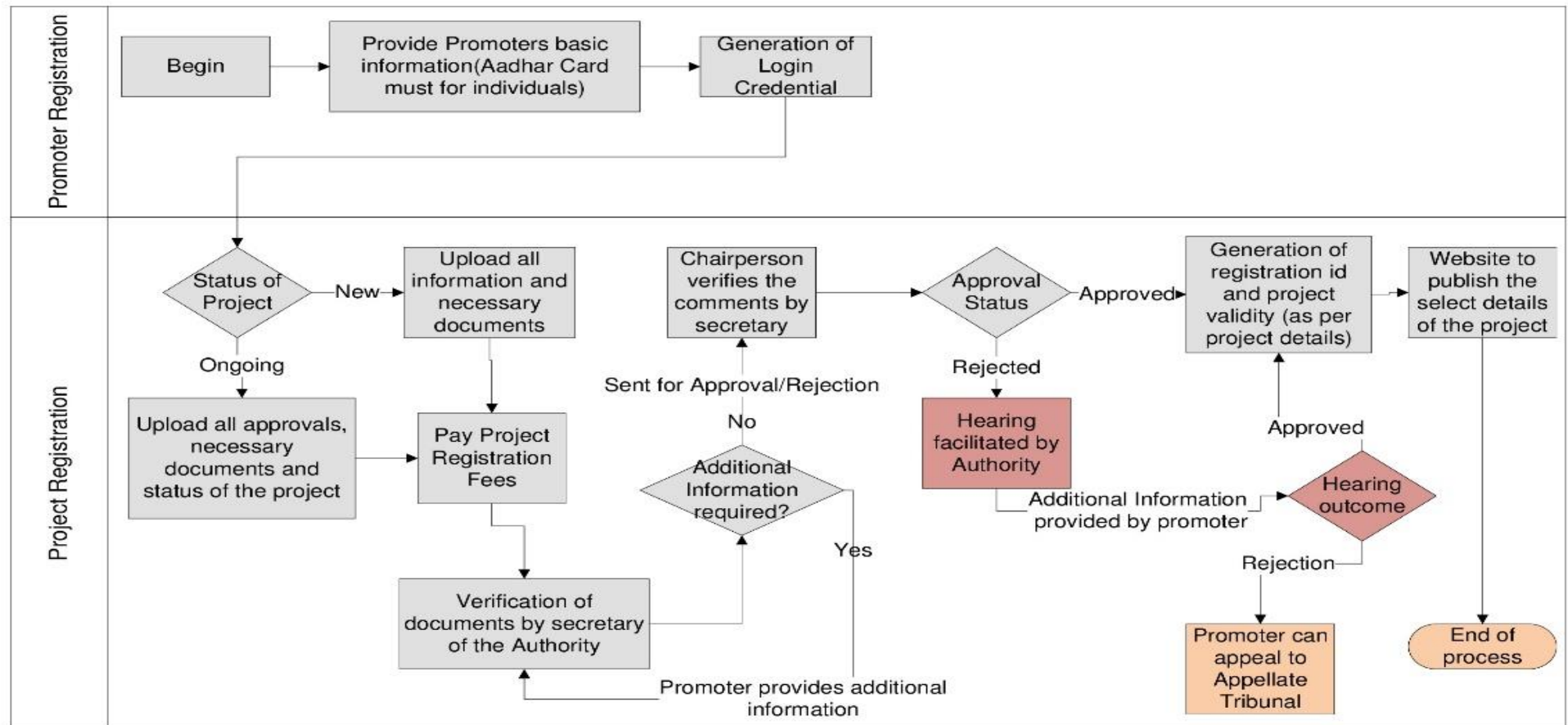
Registration Mode :

Online through MahaRERA portal which shall go-live on 1st May 2017.

Fees:

Rs. 10 per sq. m of Land Area, subject to minimum Rs 50,000 and maximum Rs. 10 lakhs only. The mode of payment is NEFT or RTGS System or any other digital transaction mode.

Process Flow:



Ninety Day Window:

All promoters of Ongoing Projects have ninety day window for completing registration of Projects. Post which promoter shall not advertise, market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building

Project Withdrawal:

The promoter may apply for withdrawal of application for registration of the real estate project before the expiry of the period of 30 days of its submission and before MahaRERA has approved registration. Rs. 5000 shall be retained as administrative charges, in withdrawal cases

Project Updates:

The promoter is expected to regularly update the information on the webpage but once in 3 months updating information on the website related to progress of the project is mandatory

Penalties:

If any promoter fails to register as per Act, he shall be liable to a penalty which may extend up to ten per cent of the estimated cost of the real estate project. On continued violation, he shall be punishable with imprisonment for a term which may extend up to three years or with fine which may extend up to a further ten per cent or with both.

MahaRERA Website

To start, visit MahaRERA Website at <https://maharera.mahaonline.gov.in>
Click on Online application



MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

Shri Devendra Fadnavis
Chief Minister



HOME ABOUT US▼ FACILITIES MEDIA GALLERY▼ DOWNLOADS▼ CONTACT ONLINE APPLICATION REGISTRATION▼



Welcome to

Maharashtra Real Estate Regulatory Authority

Whats New

View all updates

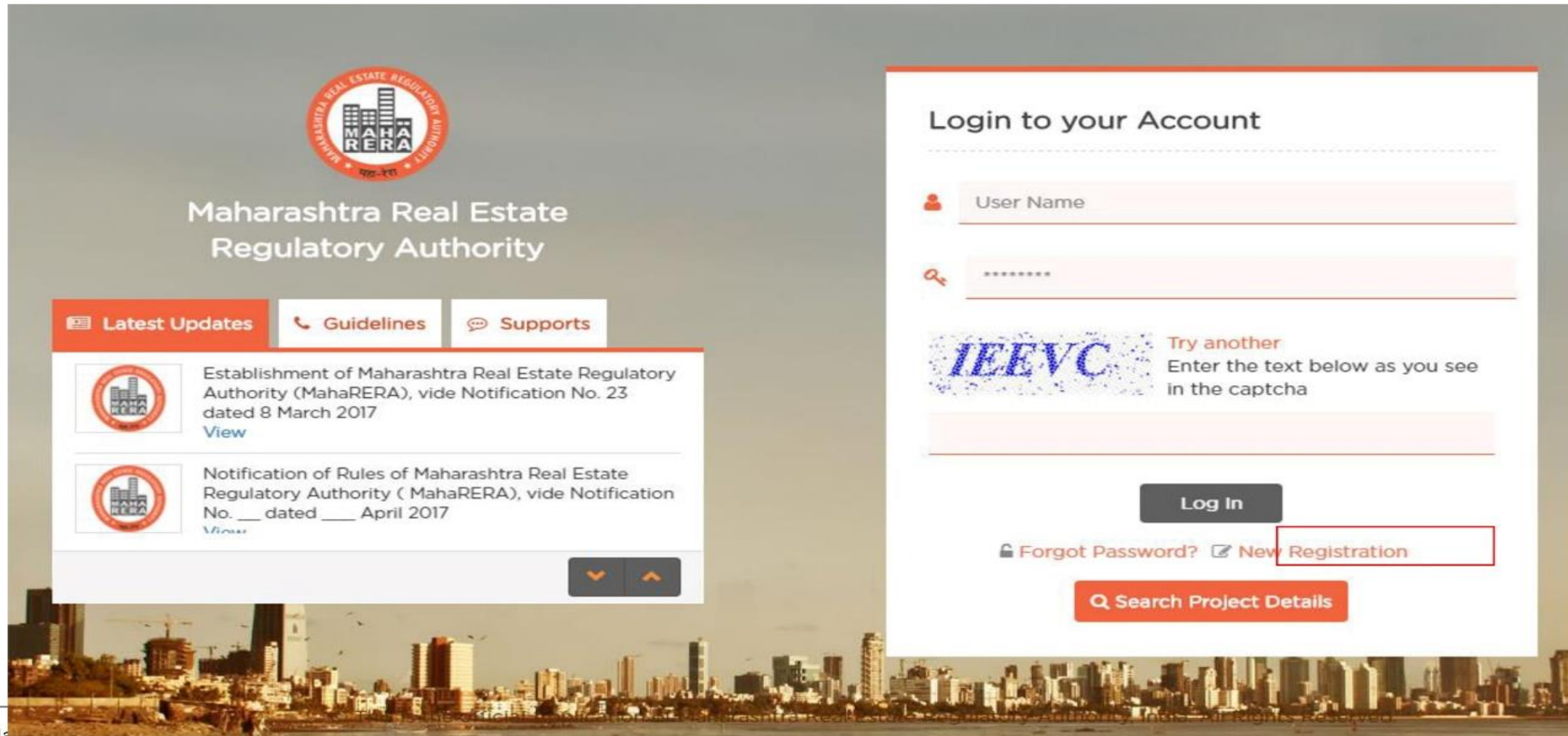
Government of India has enacted the Real Estate (Regulation and Development) Act 2016 and all the sections of the Act shall come into force with effect from May 1, 2017.




Establishment of Maharashtra
Real Estate Regulator...


Login Page


You will be directed to Login Page at <https://maharera.it.mahaonline.gov.in>
For new user, click at New Registration





Maharashtra Real Estate
Regulatory Authority


[Latest Updates](#) [Guidelines](#) [Supports](#)


 Establishment of Maharashtra Real Estate Regulatory Authority (MahaRERA), vide Notification No. 23 dated 8 March 2017
[View](#)

 Notification of Rules of Maharashtra Real Estate Regulatory Authority (MahaRERA), vide Notification No. ___ dated ___ April 2017
[View](#)

[Login to your Account](#)

 User Name



 Try another
Enter the text below as you see in the captcha

[Log In](#)

[Forgot Password?](#) [New Registration](#)

[Search Project Details](#)

Promoter Registration - Login

Enter details for new Registration. Select User type as “Promoter”. Once all the requisite details such as password, email ID, etc are entered, then click on the “Create User” button.

Create New Account

Select User Type *

☐ Promoter ☐ Real Estate Agent ☐ Citizen

Username *

UserName

Password *

Enter New Password

Confirm Password *


Confirm New Password

Mobile Number *

Mobile Number

E-mail ID *

Email ID

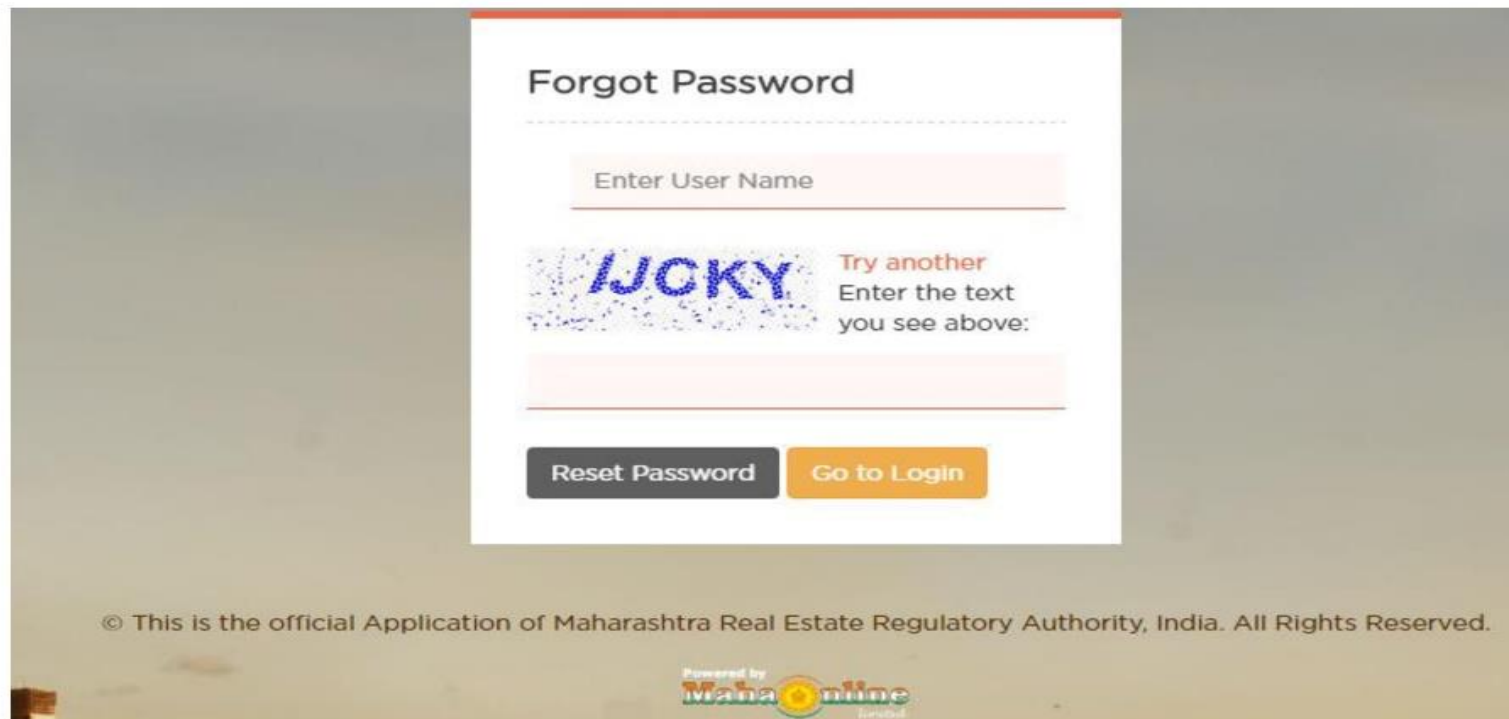
 Try another
Enter the text you see above:

Create User

Go to Login

Promoter Registration - Login

In case it is a returning user and has forgotten his/her password, click on the “Forgot Password” tab on the Login page. The following screen will appear. Enter the details and then “Reset Password”



The screenshot shows a 'Forgot Password' form within a mobile application. The form is white with a red header bar. It contains a text input field for 'Enter User Name', a CAPTCHA image showing the word 'LUCKY' in blue letters, and a text input field for 'Enter the text you see above:'. Below the input fields are two buttons: 'Reset Password' (dark grey) and 'Go to Login' (orange). At the bottom of the screen, there is a copyright notice: '© This is the official Application of Maharashtra Real Estate Regulatory Authority, India. All Rights Reserved.' and a logo for 'MahaOnline'.

Promoter Registration – Account Details

Once the Promoter logs in, he/she shall be directed to Homepage as below. Promoter shall have to first click on “Account”

Maha-RERA



Welcome,
AartiSingh
Promoter

Account

Project Details

Payment

Log Out


 Maharashtra Real Estate Regulatory Authority

Project Name	Application Status	Payment Status	Scrutiny Status	Certificate
Aarti	Pending	Pending	Not Submitted	
Skyhigh	Pending	Pending	Not Submitted	

Promoter Registration – My Profile

After clicking on “My Profile” within “Account”, the Promoter needs to type of Promoter: Individual or Other than Individual. In case of Individual, the following information has to be filled

Maha-RERA



Welcome,
Aartisingh
Promoter

Account


My Profile

Add Organizations Other Member Details

Past Experience Details

Change Password

Project Details

 Maharashtra Real Estate Regulatory Authority

My Profile

General Information (All * Mark field are mandatory.)

Information Type *

☒ Individual ☐ Other Than Individual

Individual

First Name *

Middle Name

Last Name *

PAN Number *

Father Full Name *

Aadhar Number *

Do you have any Past Experience? *

☐ Yes ☐ No

Maharashtra Real Estate Regulatory Authority (MahaRERA)

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Promoter Registration – My Profile

Then Promoter would have to Address for official communication

Address For Official Communication

House Number *	<input type="text"/>	Building Name *	<input type="text"/>
Street Name *	<input type="text"/>	Locality *	<input type="text"/>
Landmark *	<input type="text"/>	State *	<input type="text" value="Maharashtra"/>
Division *	<input type="text" value="Select Division"/>	District *	<input type="text" value="Select District"/>
Taluka *	<input type="text" value="Select Taluka"/>	Village *	<input type="text" value="Select Village"/>
Pin Code *	<input type="text"/>		

Promoter Registration – My Profile

Followed by Contact Details . The promoter would also have to upload their photograph and click on Save Profile

Contact Details


Mobile Number *	9167664995	Office Number *	
Fax Number		Email ID *	Itsmeaarti@gmail.com
Website URL			

→ लंबी १६० पिक्सेल ←

↑ Height 200 px to 212 px ↓

↑ लंबी २०० ते २१२ पिक्सेल ↓

← Width 160 px →



Upload Profile Image *

Choose File No file chosen

Instruction for Upload Photo


✓ Photograph Format should be JPEG or PNG.

Save Profile

↑

Promoter Registration – My Profile

Incase, the promoter is “Other than Individual” the Promoter would have to give following details:



Welcome,
Aartisingh
Promoter

Account

My Profile

Add Organizations Other Member Details

Past Experience Details

Change Password

Project Details

Payment

Log Out

My Profile

General Information (All * Mark field are mandatory.)

Information Type * ☐ Individual ☒ Other Than Individual

Organization

Organization Type * Name *

PAN Number *

Do you have any Past Experience? * ☒ Yes ☐ No

Address Details

Block Number *	<input type="text" value="das"/>	Building Name *	<input type="text" value="dasd"/>
Street Name *	<input type="text" value="ads"/>	Locality *	<input type="text" value="das"/>
Land mark *	<input type="text" value="ada"/>	State *	<input type="text" value="Maharashtra"/>
Division *	<input type="text" value="Konkan"/>	District *	<input type="text" value="Mumbai Suburban"/>
Taluka *	<input type="text" value="Borivali"/>	Village *	<input type="text" value="Borivali"/>



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Promoter Registration – My Profile

Incase, the promoter is “Other than Individual” the Promoter would have to give following details:

Organization Contact Details


Name of Contact Person *	<input type="text" value="dasd"/>	Designation of Contact Person *	<input type="text"/>
Company Mobile Number *	<input type="text" value="9167664995"/>	Secondary Mobile Number *	<input type="text" value="9187878788"/>
Office Number *	<input type="text"/>	Fax Number	<input type="text"/>
Email ID *	<input type="text" value="Itsmeaarti@gmail.com"/>	Website URL	<input type="text"/>

Promoter Registration – My Profile

In case, the promoter in “other than individual” select “Others” option for JV/AOP

← → ↻ Secure https://maharerait.mahaonline.gov.in/personalinfo/personalinfo

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Welcome,
promoter
Promoter

Account

My Profile

Add Organizations Other Member Details


Past Experience Details

Change Password

Project Details

Payment

Log Out

 Maharashtra Real Estate Regulatory Authority

My Profile

General Information (All * Mark field are mandatory.)

Information Type * ☐ Individual ☒ Other Than Individual

Organization

Organization Type * Name *

PAN Number

Do you have any Past Experience? * ☐ Yes ☐ No

Address Details

Block Number * Building Name *

Street Name * Locality *

Promoter Registration – My Profile

Following This, Promoter would add details of Partners, Members etc of the Organisation

Partner Details

Designation *	<input type="text" value="Select Designation"/>	First Name *	<input type="text"/>
Middle Name	<input type="text"/>	Last Name *	<input type="text"/>
PAN Number *	<input type="text"/>	Aadhar Number *	<input type="text"/>

Address Details


House Number *	<input type="text"/>	Building Name *	<input type="text"/>
Street Name *	<input type="text"/>	Locality *	<input type="text"/>
Land mark *	<input type="text"/>	State *	<input type="text" value="Maharashtra"/>
Division *	<input type="text" value="Select Division"/>	District *	<input type="text" value="Select District"/>
Taluka *	<input type="text" value="Select Taluka"/>	Village *	<input type="text" value="Select Village"/>
Pin Code *	<input type="text"/>		

Click on add member button to add member details, After records are added, updated or deleted click on save button

Promoter Registration – Past Experience

Promoter shall then enter his/her past experience details. Promoter can add as many projects as needed

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Welcome,
Aartisinhg
Promoter

Account

My Profile

Add Organizations Other Member Details


Past Experience Details

Change Password

Project Details

Payment

Log Out

 Maharashtra Real Estate Regulatory Authority

Promoter Past Experience Details

All * mark fields are mandatory.

Brief Details of Project launched and completed by promoter in last five years:(across India)


Project Name *	<input type="text"/>	Project Type *	<div>Select Project Type</div>
Address *	<input type="text"/>	Land Area(In Sq mtrs) *	<input type="text"/>
Number of Buildings/Plots *	<input type="text"/>	Number of Apartments *	<input type="text"/>
Total Cost(In INR) *	<input type="text"/>	Plot bearing C.N.No/CTS No./Survey no./Final Plot no *	<input type="text"/>
Original Proposed Date of Completion *	<input type="text"/>	Actual Completion Date *	<input type="text"/>

Save Experience

Promoter Registration – Change Password

Promoter can change the password as per their convenience anytime

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Welcome,
Aartisinhg
Promoter

Account

My Profile

Add Organizations Other Member Details


Past Experience Details

Change Password

Project Details

Payment

Log Out

 Maharashtra Real Estate Regulatory Authority

Change Password

Enter Current Password

Enter New Password


Re-enter new Password

Send OTP

Project Registration – Add Project

Promoter then adds Projects Details, by clicking Add Project.

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Welcome,
Aartisingh
Promoter

Account

Project Details


Add Project

Add Co-Promoter Details

Add Buildings

Common Areas and Facilities

Add Project Professional Details

 Maharashtra Real Estate Regulatory Authority

Add Project

All * Mark field are mandatory.

Project Information

Project Status*

☐ On-Going Project ☐ New Project

Project Name*

Project Type*

Select Type

Proposed Date of Completion *

Revised Proposed Date of Completion *

Litigations related to the project ? *

☐ Yes ☐ No

Are there any Co-Promoters (as defined by MahaRERA Order) in the project ? *

☐ Yes ☐ No

Maharashtra Real Estate Regulatory Authority (MahaRERA)

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Project Registration – Add Project

Then Promoter should Provide, Land Details and FSI Details

Land Details

Plot Bearing No / CTS no / Survey
Number/Final Plot no. *

Area(In sqmts) *

000000.00

Aggregate area(In sqmts) of recreational
open space *

000000.00

Total Building Count

Please Select ▼

Kindly Confirm the building count, Once you add building you will not able to change building count
(NOTE - TO CHANGE BUILDING COUNT AFTER SAVING BUILDING RECORDS, YOU NEED TO DELETE ALL BUILDING RECORDS FIRST.)

Sanctioned Buildings Count

Please Select ▼

Proposed But Not Sanctioned Buildings
Count

Please Select ▼

Boundaries East *

Boundaries West *

Boundaries North *

Boundaries South *

FSI Details

Built-up-Area as per Approved FSI (In
sqmts)

Built-up-Area as per Proposed FSI (In
sqmts) (Proposed but not sanctioned) (
As soon as approved, should be
immediately updated in Approved FSI) *

TotalFSI *



Project Registration – Add Project

Followed by Address Details of Project and details of Bank Account

Address Details

Kindly provide the a local registered address in Maharashtra incase you are headquartered outside Maharashtra

State *	<input type="text" value="Maharashtra"/>	Division *	<input type="text" value="Select Division"/>
District *	<input type="text" value="Select District"/>	Taluka *	<input type="text" value="Select Taluka"/>
Village *	<input type="text" value="Select Village"/>	Pin Code *	<input type="text"/>

Details of separate bank account as per section 4 (2)(I)(D) of the Act

Bank Name *	<input type="text"/>	Branch Name *	<input type="text"/>
IFSC Code *	<input type="text"/>	Bank A/c Number *	<input type="text"/>
Bank Address *	<input type="text"/>		

Add Project



Project Registration – Add Co-promoter

If project has co-promoter, then Promoter can add Co-promoter details as follows:

Secure | <https://maharera.mahaonline.gov.in/CoPromoter/CoPromoter>

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Welcome,
PROMOTER
Promoter

Account

Project Details

- Add Project
- Add Co-Promoter Details
- Add Buildings
- Common Areas and Facilities
- Add Project Professional Details
- Add Litigations Related to the Project
- Add Project Cost

Maharashtra Real Estate Regulatory Authority

Co-Promoter Details

All * mark fields are mandatory.

Project Name * home town

Name * MIHIR VIRANI

Type of Co-Promoter * Partnership

Address for Official communication:

Block Number *	67	Building Name *	HUMAS
Street Name *	A B MARG	Locality *	BKC
Landmark *	NR BANDRA STATION	State *	MAHARASHTRA
Division *	Konkan	District *	Mumbai City
Taluka *	Ward ABCD	Village *	ABCD-400034

Project Registration – Add Co-promoter

Mention if arrangement with Co-Promoter is Revenue Share or Area Share

Project

Add Project Cost

Document Upload

Task/Activity

Application Withdrawal

Payment

Log Out

Taluka *
Ward ABCD

Village *
ABCD-400034

Pin Code *
400043

Contact Details:

Name of Contact Person *
MIHIR VIRANI

Contact Designation *
PARTNER

Mobile Number *
9898987878

Office Number
02225676766

Fax Number

Email ID *
MIHIR.VIRANI@GMAIL.COM

Type of Agreement/
Arrangement *
☒ Revenue Share ☐ Area Share

Add Co-Promoter

After Adding Co-Promoter Click on Upload document.

SR.NO.	Name	Pin Code	Name of Contact Person	Contact Designation	Mobile Number	Email ID	Action	Upload Document
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Secure | https://mahareraonline.mahaonline.gov.in/CoPromoter/CoPromoter

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Project Registration – Add Co-promoter

Incase Co-Promoter has Area-Share Arrangement then provide details of separate Bank Account

Secure | <https://maharera.it.mahaonline.gov.in/CoPromoter/CoPromoter>

Task/Activity
Application Withdrawal
Payment
Log Out

Contact Details:

Name of Contact Person *	MIHIR VIRANI	Contact Designation *	PARTNER
Mobile Number *	9898987878	Office Number	02225676766
Fax Number		Email ID *	MIHIR.VIRANI@GMAIL.COM

Type of Agreement/Arrangement *

☐ Revenue Share ☒ Area Share

Details of separate bank account as per section 4 (2)(I)(D) of the Act :

Bank Name *	HDFC	Bank A/c Number *	1007899992
Branch Name *	BKC	Bank Address *	BKC BANDRA EAST
IFSC Code *	HDFC0000001		

Add Co-Promoter

After Adding Co-Promoter Click on Upload document.


SR.NO.	Name	Pin Code	Name of Contact Person	Contact Designation	Mobile Number	Email ID	Action	Upload Document
--------	------	----------	------------------------	---------------------	---------------	----------	--------	-----------------

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Project Registration – Add Co-promoter

After Filling details, upload mandatory documents for Co-Promoter

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Welcome,
PROMOTER
Promoter

Account

Project Details

Payment

Log Out

 Maharashtra Real Estate Regulatory Authority


Co-Promoter Document Upload

All * mark fields are mandatory.

Back To Add Co-Promoter

Documents

Sr. No.	Document Name	Uploaded Document	Action
1	Upload Agreement / MoU Copy *	<div>Choose File201607181036399307.pdf</div>	<div>UploadAdd</div>
2	Declaration in Form B *	<div>Choose File201607181036399307.pdf</div>	<div>Upload</div>



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Promoter Registration – Add Building Details

Promoter will enter Add details of Buildings by clicking on “Add Buildings”

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Welcome,
Aartisingh
Promoter

Account

Project Details

Add Project

Add Co-Promoter Details

Add Buildings


Common Areas and Facilities

Add Project Professional Details

Add Litigations Related to the Project

Add Project Cost

Document Upload

 Maharashtra Real Estate Regulatory Authority

Add Building

All * Mark field are mandatory.

Project

Project Name *Skyhigh

Building Details


Building Details

Name *	<input type="text"/>	Number of Basement's *	<input type="text"/>
Number of Plinth *	<input type="text"/>	Number of Podium's *	<input type="text"/>
Number of Slab of Super Structure *	<input type="text"/>	Number of Stilts *	<input type="text"/>
Number of Open Parking *	<input type="text"/>	Number of Closed Parking *	<input type="text"/>

Promoter Registration – Add Building Details

Promoter will enter Add details of Buildings by clicking on “Add Buildings”

Maha-RERA



Welcome,
Aartisingh
Promoter

Account

Project Details

Add Project

Add Co-Promoter Details

Add Buildings


Common Areas and Facilities

Add Project Professional Details

Add Litigations Related to the Project

Add Project Cost

Document Upload

 Maharashtra Real Estate Regulatory Authority

Add Building

All * Mark field are mandatory.

Project

Project Name *

Skyhigh

Building Details

Building Details

Name *	<input type="text"/>	Number of Basement's *	<input type="text"/>
Number of Plinth *	<input type="text"/>	Number of Podium's *	<input type="text"/>
Number of Slab of Super Structure *	<input type="text"/>	Number of Stilts *	<input type="text"/>
Number of Open Parking *	<input type="text"/>	Number of Closed Parking *	<input type="text"/>

Promoter Registration – Add Building Details

For Each Building, Promoter will enter details of Apartments in that Building

Apartments Type Details

Apartment Type *

Carpet Area(In sqmts) *

000000.00

Proposed number of apartments *

Number of apartments
booked/sold/allotted *

000000

Add Apartment Type

❗ First Add Apartment Type Details by using - 'Add Apartment Type', then Click Add Building Button to Save Record.

Add Building


Current Building Count = 1 | Maximum Building Count = 3

Sr No.	Project Name	Name	Number of Basement's	Number of Plinth	Number of Podium's	Number of Slab of Super Structure	Action
1	Skyhigh	asef	1	1	1	1	Edit Delete

Promoter Registration – Common Area and Facilities

Promoter will enter details of Common Areas and Facilities by clicking on “Common Areas and Facilities”

Maha-RERA



Welcome,
pro3

Account

Project Details

Add Project

Add Buildings

Common Areas and Facilities


Add Project Cost

Document Upload

Add Project Professional Details

Add Litigations Related to the Project

Task/Activity

 Maharashtra Real Estate Regulatory Authority

Common Areas and facilities

Project

Project Name

Project Details

Name	Proposed	Number Of Units Booked	Progress Of Work Done (in %)
Number of Garages (In Numbers)	<input type="text" value="123"/>	<input type="text" value="123"/>	<input type="text" value="11"/>
Covered Parking (In Numbers)	<input type="text" value="123"/>	<input type="text" value="123"/>	<input type="text" value="11"/>

Development Work

Common areas And Facilities, Amenities	Proposed	Percentage Of Completion	Details
Internal Roads & Footpaths :	<input type="text" value="YES"/>	<input type="text" value="1"/>	<input type="text" value="1"/>
Water Supply :	<input type="text"/>	<input type="text"/>	<input type="text"/>

Maharashtra Real Estate Regulatory Authority (MahaRERA)

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Promoter Registration – Common Area and Facilities

For Each Amenity, Promoter shall provide following details

Add Project Professional Details

Add Litigations Related to the Project

Task/Activity

Application Withdrawal

Payment

Log Out

Development Work


Common areas And Facilities, Amenities	Proposed	Percentage Of Completion	Details
Internal Roads & Footpaths :	YES	1	1
Water Supply :	YES	1	1
Sewerage (Chamber, Lines, Septic Tank , STP) :	NO	0	NA
Storm Water Drains :	NO	0	NA
Landscaping & Tree Planting :	NO	0	NA
Street Lighting :	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water :	NO	0	NA
Solid Waste Management And Disposal :	NO	0	NA
Water Conservation, Rain water Harvesting :	NO	0	NA
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	NO	0	NA
Electrical Meter Room, Sub-Station, Receiving Station :	NO	0	NA
Aggregate area of recreational Open Space and Open Parking :	NO	0	NA

Add More Common Areas and facilities

Promoter Registration – Project Professional Details

Professional details about the project such as details of Real estate agent, architect etc to be added in “Project Professional”

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Welcome,
Pro3

Account

Project Details

Add Project

Add Buildings

Common Areas and Facilities

Add Project Cost


Document Upload

Add Project Professional Details

Add Litigations Related to the Project

Task/Activity

Application Withdrawal

 Maharashtra Real Estate Regulatory Authority

Project Professional

Project

Tet New Project

- Real Estate Agent

Sr. No.	Registration No.	Name	Address	Aadhaar No.	Contact No.	Action
						+

+ Contractor

+ Architect


+ Structural Engineer

+ Other

Promoter Registration – Project Professional Details

Professional details about “Architect” are mandatory

MAHARERA



Welcome,
Pro3

Account

Project Details

Add Project

Add Buildings

Common Areas and Facilities

Add Project Cost


Document Upload

Add Project Professional Details

Add Litigations Related to the Project

Task/Activity

Application Withdrawal

 Maharashtra Real Estate Regulatory Authority

Project Professional

Project

Tet New Project

+ Real Estate Agent

+ Contractor

+ Architect

+ Structural Engineer

+ Other

Sr. No.	Name	Address	Aadhaar No.	Contact No.	Action
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<div>+</div>
1	asd	asd	455464564564	6456456456	<div><div></div><div></div></div>

Promoter Registration – Litigations Related to Project

Promoter adds litigations related to the project, if any by clicking on “Add Litigations Related to the Project” under Project Details. After all the details are entered, click on “Add”

The screenshot displays the Maha-RERA web portal interface. On the left is a dark sidebar with the user's profile (Aartisingh Promoter) and a menu with options like 'Add Project', 'Add Co-Promoter Details', and 'Add Litigations Related to the Project'. The main content area is titled 'Maharashtra Real Estate Regulatory Authority' and contains a form for adding litigations. The form includes fields for Project Name, Type Of Case, Case Number, Name of the Court, Petition, Year, and Present Status, along with a checkbox for preventive/injunction/interim orders. A red note at the top of the form states that fields marked with an asterisk are mandatory. A blue 'Add' button is located at the bottom left of the form.

Maha-RERA

Welcome,
Aartisingh
Promoter

Account ▾

Project Details ▾

- Add Project
- Add Co-Promoter Details
- Add Buildings
- Common Areas and Facilities
- Add Project Professional Details
- Add Litigations Related to the Project

Maharashtra Real Estate Regulatory Authority


All * mark field are mandatory.

Litigations Related to the Project

Project Name	<input type="text" value="Select Project"/>	Name of the Court *	<input type="text"/>
Type Of Case *	<input type="text" value="Select Case Type"/>	Petition *	<input type="text" value="Select Petition"/>
Case Number *	<input type="text"/>	Year *	<input type="text" value="Select Year"/>
Whether any Preventive/Injunction/Interim Order is Passed *	<input type="radio"/> Yes <input type="radio"/> No		Present Status *
			<input type="text"/>

Promoter Registration – Cost Details

Promoter will enter Add Cost details of Project by clicking on “Cost Details”



Welcome,
Pro3

Account

Project Details

Add Project

Add Buildings

Common Areas and Facilities

Add Project Cost

Document Upload

Add Project Professional Details

Add Litigations Related to the Project

Task/Activity

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Cost Details

Cost Details

ProjectID

Tet New Project

Below All Fields are Mandatory.

Sr. No		Particular	Estimated Total Amount (in INR)	Actual Total Amount (in INR)
1		Land Cost :		
	a	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	7	8
	b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	78	78
	c	Acquisition cost of TDR (if any)	7	87
	d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	87	8
	e	Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	78	7
	f	i Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	87	87

Promoter Registration – Cost Details

Promoter will enter Add Cost details of Project by clicking on “Cost Details”

Payment

Log Out

f	i	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA	87	87	
	ii	Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost	8	78	
	iii	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation	78	78	
2		Development Cost/ Cost of Construction			
	a	i	Estimated Cost of Construction as certified by Engineer Actual Cost of construction incurred as per the books of accounts as verified by the CA	7	87
		ii	On-site expenditure for development of entire project excluding cost of construction as per (ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the buildings /wings of the project registered	87	8
	b		Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	78	7
	c		Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	87	87
3		Total Estimated Cost of the Real Estate Project	689	620	

Save

Promoter Registration – Document Upload

Following this, the promoter can then click on “Document Upload” under “Project Details” and upload the required documents. The list of required documents is provided.

Account

Project Details

Add Project

Add Buildings

Common Areas and Facilities

Add Project Cost

Document Upload

Add Project Professional Details

Add Litigations Related to the Project

Task/Activity

Application Withdrawal

Payment

Log Out

Documents

Sr. No.	Document Name	Uploaded Document	Action
1	PAN Card *	<div>Choose File No file chosen</div>	<div>Upload</div>
2	Copy of the legal title report *	<div>Choose File No file chosen</div>	<div>Upload</div>
3	Details of encumbrances *	<div>Choose File No file chosen</div>	<div>Upload</div>
4	Copy of Layout Approval (in case of layout) *	<div>Choose File No file chosen</div>	<div>Upload</div>
5	Proforma of the allotment letter and agreement for sale *	<div>Choose File No file chosen</div>	<div>Upload</div>
6	Declaration in FORM B *	<div>Choose File No file chosen</div>	<div>Upload</div>
7	Certificates of Architect (Form 1)(Mandatory for only ongoing project) *	<div>Choose File No file chosen</div>	<div>Upload</div> <div>+ Add</div>
8	Certificates of Architect (Form 4)	<div>Choose File No file chosen</div>	<div>Upload</div> <div>+ Add</div>
9	Certificates of CA (Form 3) *	<div>Choose File No file chosen</div>	<div>Upload</div> <div>+ Add</div>
10	Certificates of CA (Form 5)	<div>Choose File No file chosen</div>	<div>Upload</div>

Promoter Registration – Document Upload

promoter can then click on “Document Upload” under “Project Details” and upload the required documents. The list of required documents is provided.

Task/Activity

Application Withdrawal

Payment


Log Out

6	Declaration in FORM B	<div>Choose File</div> No file chosen	<div>Upload</div>
7	Certificates of Architect (Form 1)(Mandatory for only ongoing project) *	<div>Choose File</div> No file chosen	<div>Upload</div> <div>+ Add</div>
8	Certificates of Architect (Form 4)	<div>Choose File</div> No file chosen	<div>Upload</div> <div>+ Add</div>
9	Certificates of CA (Form 3) *	<div>Choose File</div> No file chosen	<div>Upload</div> <div>+ Add</div>
10	Certificates of CA (Form 5)	<div>Choose File</div> No file chosen	<div>Upload</div>
11	Certificates of Engineer (Form 2)(Mandatory for only ongoing project) *	<div>Choose File</div> No file chosen	<div>Upload</div>
12	Commencement Certificates	<div>Choose File</div> No file chosen	<div>Upload</div> <div>+ Add</div>
13	Building Plan Approval (IOD) *	<div>Choose File</div> No file chosen	<div>Upload</div>

Promoter Registration – Task/Activity

For Each Building Promoter can enter details of Progress of Work

Maha-RERA



Welcome,
aartisinh
Promoter

Account

Project Details

Add Project

Add Buildings

Common Areas and Facilities

Add Project Cost


Document Upload

Add Project Professional Details

Add Litigations Related to the Project

Task/Activity

Application Withdrawal



Activity Details

All Field are Mandatory.

Project

Project Name *

Skyhigh

Building Name *


asef

SR NO.	Tasks / Activity	Percentage of Work
1	Excavation *	<input type="text"/>
2	X number of Basement(s) and Plinth *	<input type="text"/>
3	X number of Podiums *	<input type="text"/>
4	Stilt Floor *	<input type="text"/>
5	X number of Slabs of Super Structure *	<input type="text"/>
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises *	<input type="text"/>
7	Sanitary Fittings within the Flat/Premises,Electrical Fittings within the Flat/Premises *	<input type="text"/>
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts. Overhead and	<input type="text"/>

Promoter Registration – Payment

Finally, the promoter can then click on the “Payment tab” under “Project Details” and make payment online. Before Payment, he can view all details in preview mode

MAHARERA




Welcome,
Pro3

Account

Project Details

Payment

Log Out

 Maharashtra Real Estate Regulatory Authority

Preview

Project Name

pro3 Nagpurproject 2

General Informationn

Information Type

Individual

Individual



First Name	Middle Name	Last Name	PAN Number
test	test	test	TESTT1234A
Father Full Name	Aadhar Number		
test	345745405458		
Address For Official Communication			
House Number	Building Name	Street Name	Locality
23	anand	street1	mumbai
Landmark	State	Division	District

Maharashtra Real Estate Regulatory Authority (MahaRERA)

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Promoter Registration - Payment

Then, once the Promoter clicks on Payment, he/she can enter the mode of Payment such as Net Banking, Credit/Debit Card etc. He/she selects the mode and makes Registration payment

Net Banking	Credit/Debit Card	IMPS	Wallet	UPI	
<ul style="list-style-type: none"> Rs 5 for transaction amount up to Rs. 500 Rs 10 per transaction for payment from 500 and above. <p>Pay Gov India (All Major Banks), NDML for Govt. of India</p> 					Pay Gov India (All Banks) ▶
<ul style="list-style-type: none"> Rs.5 for per transaction payment 					ICICI Net Banking ▶
<ul style="list-style-type: none"> Rs 2.5 for per transaction payment 					Yes Bank Net Banking ▶
<ul style="list-style-type: none"> Rs 2.5 for per transaction payment 					SBI e Pay ▶
<ul style="list-style-type: none"> INR 3/- (For all banks) 					Paytm ▶
<ul style="list-style-type: none"> Rs.5 per transaction for payment up to Rs.500 Rs. 10 per transaction for payment from 500 and above. 					TOM Bank Net Banking ▶

Public Viewing

Anyone can view all project details available online on the website.

महाराष्ट्र स्थावर संपदा नियामक
Login Page : Maharashtra
Secure | <https://maharera.mahaonline.gov.in>

Skip to Navigation Skip to Content A- A A+ A मराठी

  MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

Shri Devendra Fadnavis
Chief Minister  


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Registered Projects
Registered Real Estate Agent

Welcome to
Maharashtra Real Estate Regulatory Authority

Whats New
View all updates

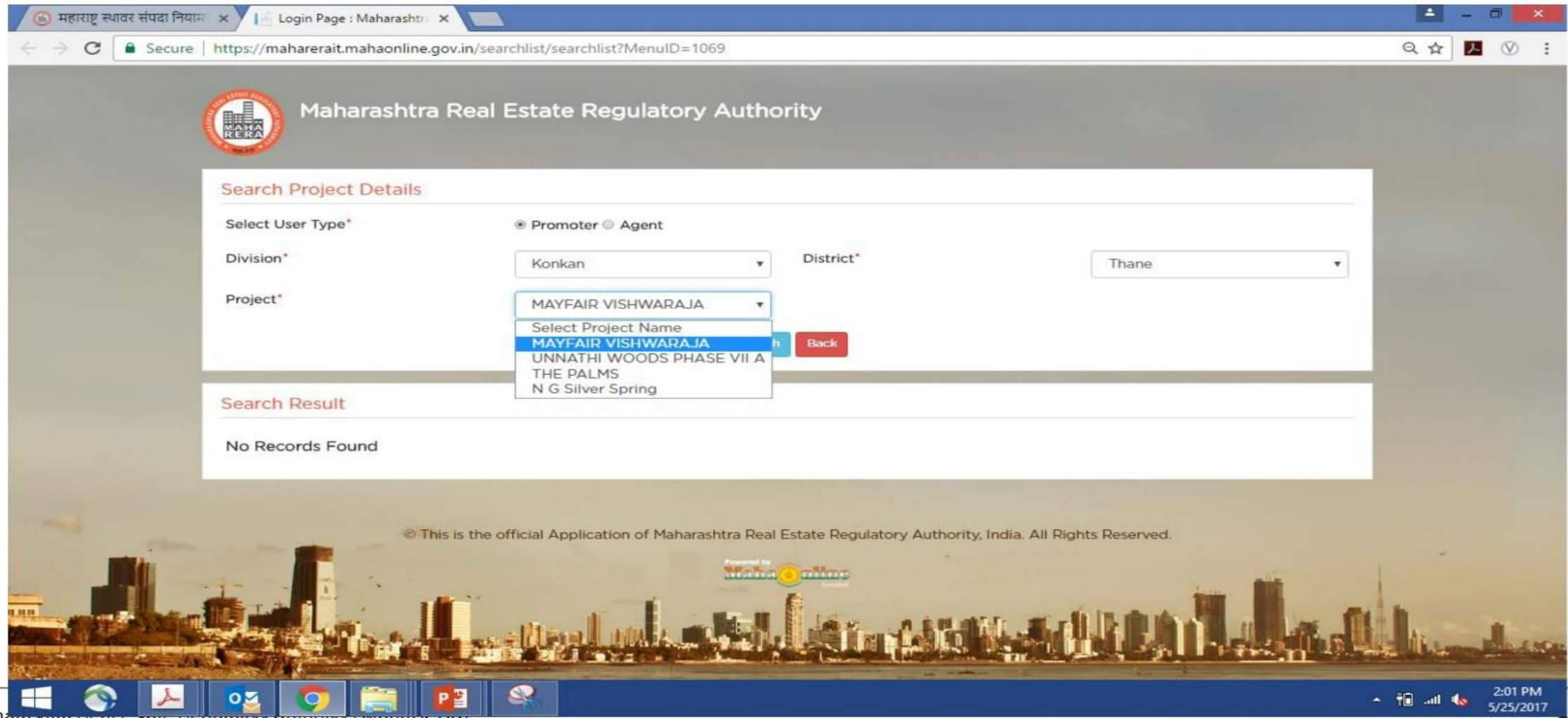
Government of India has enacted the Real Estate (Regulation and Development) Act II come into force with effect from May 1, 2017.

 Establishment of Maharashtra
Real Estate Regulator...

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Public Viewing

For project details, click on Promoter button. Choose Division, District and then from drop down of Projects, choose appropriate project



The screenshot shows the login page of the Maharashtra Real Estate Regulatory Authority (MahaRERA) website. The browser address bar displays the URL: <https://maharera.mahaonline.gov.in/searchlist/searchlist?MenuID=1069>. The page title is "Login Page : Maharashtra".

The main heading is "Maharashtra Real Estate Regulatory Authority". Below it, there is a section titled "Search Project Details".

The search form includes the following fields and options:

- Select User Type***: Radio buttons for **Promoter** (selected) and **Agent**.
- Division***: A dropdown menu with "Konkan" selected.
- District***: A dropdown menu with "Thane" selected.
- Project***: A dropdown menu with "MAYFAIR VISHWARAJA" selected. The dropdown list is open, showing the following options:
 - Select Project Name
 - MAYFAIR VISHWARAJA
 - UNNATHI WOODS PHASE VII A
 - THE PALMS
 - N G Silver Spring

A red "Back" button is located next to the Project dropdown menu.

Below the search form, there is a section titled "Search Result" which displays "No Records Found".

At the bottom of the page, there is a footer with the text: "© This is the official Application of Maharashtra Real Estate Regulatory Authority, India. All Rights Reserved." and a logo for "NAREDCO".

Sample Details of a project are below:

Project

Project Name	MAYFAIR VISHWARAJA	Project Status	On-Going Project
Proposed Date of Completion	31/12/2017	Revised Proposed Date of Completion	30/06/2018
Litigations related to the project ?	No	Project Type	Residential
Are there any Co-Promoters (as defined by MahaRERA Order) in the project ?			
Plot Bearing No / CTS no / Survey Number/Final Plot no.	S No 204/1A 226/1/2 226/2A	Boundaries East	Survey No 190
Boundaries West	Survey No 226 Hissa No 1 1	Boundaries North	D P Road
Boundaries South	Survey No 226 Hissa No 1p	State	Maharashtra
Division	Konkan	District	Thane
Taluka	Kalyan	Village	Titwala
Pin Code	421605	Area(In sqmts)	5847.98
Total Building Count	4		
Sanctioned Buildings Count	4	Proposed But Not Sanctioned Buildings Count	0
Aggregate area(In sqmts) of recreational open space	878.42		

On scrolling down, all the details are visible

Thank You

