



Annual Report - 2017 - 18

Maharashtra Real Estate Regulatory Authority



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Chairman's Statement

It gives me immense pleasure to present to you the first Annual Report of Maharashtra Real Estate Regulatory Authority - MahaRERA.

This year we took the first steps towards transforming the real estate sector in the state, promoting transparency, accountability, financial discipline, customer centricity and compliance.

Since its inception, MahaRERA has always been in forefront in implementation of Real Estate (Regulation and Development) Act. MahaRERA was first authority to have fully paperless, online and completely transparent office from day 1. We have, in this year, issued 16,188 Project Registrations and 14,044 Agent Registrations. The Authority has disposed 1,273 complaints ensuring speedy dispute redressal. MahaRERA is also the first authority to establish MahaRERA Conciliation Forum. Together, our efforts have taken us to position of leadership and now we are continuing our efforts to reach greater heights.

I would like to express my gratitude to all stakeholders including MahaRERA officials, Housing Department, Promoters and Consumers for their commitment and contribution to the development and realization of MahaRERA.

Gautam Chatterjee
Chairman
Maharashtra Real Estate Regulatory Authority

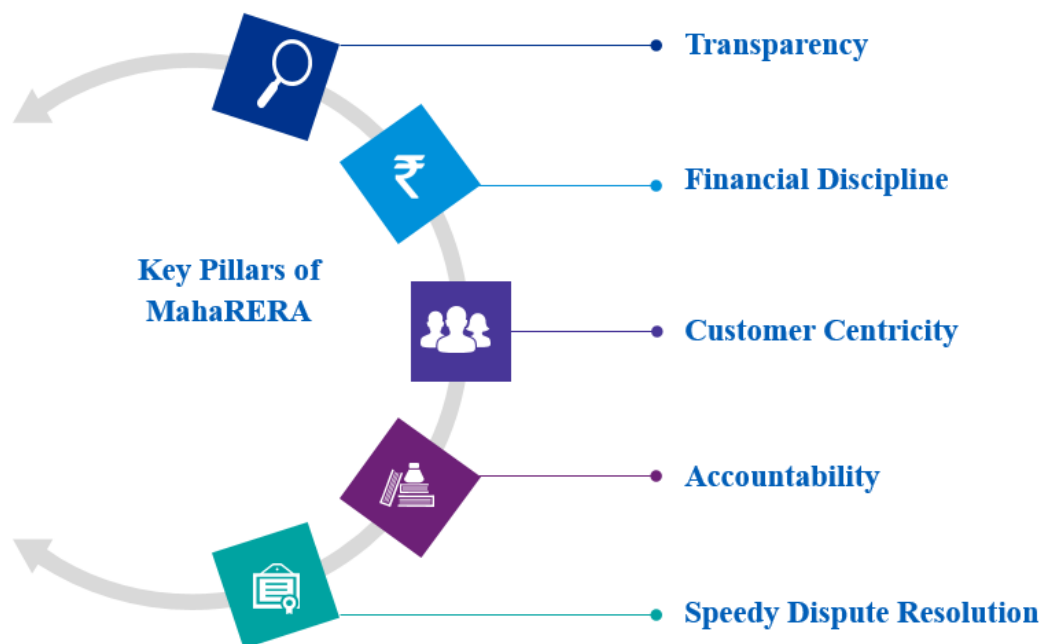


1. Introduction

Government of India enacted the Real Estate (Regulation and Development) Act 2016 and all the sections of the Act came into force with effect from May 1st, 2017. Under this Act, Government of Maharashtra established Maharashtra Real Estate Regulatory Authority (MahaRERA), vide Notification No. 23 dated 8 March 2017, for regulation and promotion of real estate sector in the State.

1.1. Objectives

MahaRERA aims to transform the Real Estate Sector, leading it into an era of greater transparency and professionalism, wherein all stakeholders' interests are protected and trust and confidence is established. It lays thrust on following key pillars:



Transparency: In order to transform Real Estate Sector, Transparency in information and transactions is the first need that requires to be addressed. With this objective, MahaRERA ensures that maximum information is available for public view at its website including Information on Registered Projects, Registered Agents, Judgements, Orders etc.

Financial Discipline: The Act has introduced various pioneering initiatives for preventing funds diversion and ensuring audit of Each Project. MahaRERA works continuously to implement these mechanisms effectively.

Customer Centricity: One of the key pillars of the new regime is protecting the interests of Customers. MahaRERA aims at protecting the interests as well as establishing trust and confidence between all stakeholders of real estate sector.

Accountability: The act clearly details the roles of responsibilities of each of the stakeholders including promoters, customers and agents and holds them accountable for contravention.

Speedy Dispute Resolution: “Justice delayed is Justice Denied”, is a well-established maxim. Therefore, MahaRERA aims at ensuring speedy dispute resolution. It has established various forums for the same including MahaRERA Conciliation Forum, Authority, Adjudicating Officers and Appellate Tribunal

1.2. Important Achievements

This year has been a year of many firsts. MahaRERA celebrated its first anniversary completing one year on 1st May 2018. Hon'ble Minister (MoHUA), GoI, Shri. Hardeep Singh Puri inaugurated the event and Hon'ble Chief Minister, GoM, Shri. Devendra Fadnavis, Hon'ble Housing Minister, Shri Prakash Mehta were present in the closing ceremony.



Snapshots of Celebration of First Anniversary of MahaRERA

Some of the key achievements of MahaRERA are as follows:

<p>First Authority to have fully online office</p>	<p>MahaRERA is the first authority to have fully paperless, online and completely transparent office from day 1 i.e. 1st May 2017. All Services towards stakeholders are online including: Online Registration of Real Estate Projects, Online Registration of Real Estate Agents, Online Disclosure of Information, Online Complaints Filing, Online Judgments, Online Project extensions etc. Thereby ensuring zero footfalls zero Paper</p>
<p>Leader in Registrations</p>	<p>MahaRERA has issued:</p> <ul style="list-style-type: none"> • More than 16188 Real Estate Project Registrations • More than 14044 Real Estate Agent Registrations
<p>Speedy Registrations</p>	<ul style="list-style-type: none"> • Average time for registration: 16 days, though as per Act time period provided for registration is 30 days
<p>Extensions & Corrections</p>	<p>Apart from registration module, MahaRERA has created two modules for correction in information as well as for extension to the project under which 297 extensions requests and 719 correction requests have been disposed</p>
<p>Complaint Redressal</p>	<p>Online complaint module made live in July 2017. Of about 2229 complaints received, about 1273 were disposed. Percentage of disposal of complaints is 57% and the time for Redressal is 47 days against 60 days provided by the act</p>
<p>Adjudication</p>	<p>Among first to establish adjudicating mechanism. About 485 cases received, of which 249 have been disposed. The disposal percentage is 51%</p>
<p>First RERA Conciliation Forum in India</p>	<p>MahaRERA established the first ever Conciliation Forum under RERA Act. Conciliation Forum is formed under section 32(g) in collaboration with CREDAI-MCHI, CREDAI Maharashtra, NAREDCO and MGP. About 105 cases have been received of which, more than 70 cases received consent and 39 have been closed.</p>
<p>Appellate Tribunal</p>	<ul style="list-style-type: none"> • Online application made available 10th February 2018 • Of total 106 cases heard, orders passed for 70 cases • Disposal is 66% and average time for Redressal is within 25 days though the Act provides for 60 days

Source Details	MahaRERA has taken an initiative to take cognizance of information regarding unregistered projects by creating dedicated email id. MahaRERA has scrutinized more than 9000 mails which gave information about 700 unregistered projects . These projects got registered with necessary penalties.
Helpdesk	Dedicated mailbox for queries resolution at helpdesk@maharera.mahaonline.gov.in . Responded to more than 22,000 queries mail.

MahaRERA has always been in forefront in implementation of the Act in letter and spirit.

1.3. The year in review

a) Landmark Decisions

In the first year of RERA implementation the key focus areas of the authority was:

Online Portal

When the authority was formed, the first goal of the Authority was to get the digital application for registration ready by 1st May 2017. Towards this goal, the authority worked towards designing the online forms, processes and implementation of the same. Consequently, the online portal was open on 1st May 2017 for receiving applications for project registrations.

1) Project Registrations

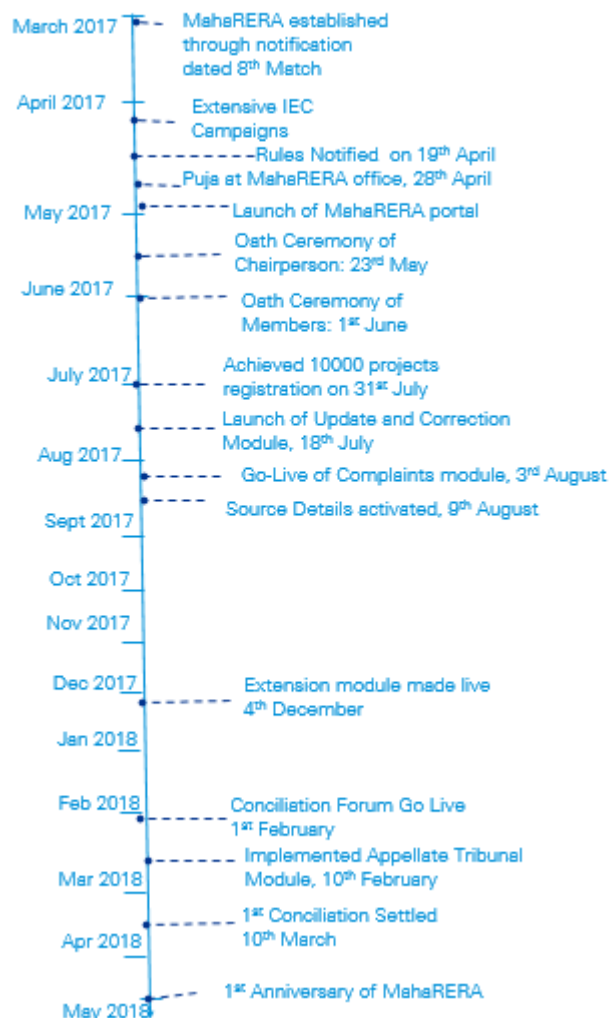
The next key goal of the authority was to ensure maximum project registrations and bring all ongoing projects in the ambit of the act. The authority with help of numerous stakeholders including promoter associations, consumer associations, real estate agents associations etc. conducted numerous awareness and handholding workshops. The authority was also keen to ensure that registration certificates are issued without delay to the applicants. As a result, Average time for registration was only 16 days as against 60 days defined in the Act.

2) Speedy Dispute Resolution

Post this, consumers desired speedy grievances redressal. Authority started receiving complaints and received 2229 complaints of which it disposed 1273 cases in first year. The Authority also established adjudicating process.

3) Steps for enhancing Trust and Confidence in the Real Estate Sector

Timeline of MahaRERA



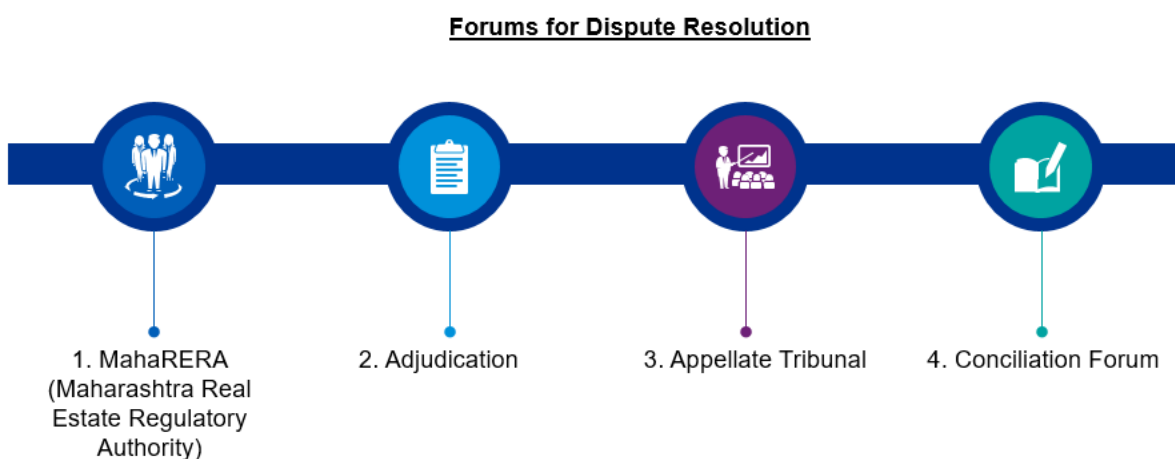
In order to enhance trust and confidence of all stakeholders with each other and sector as well, authority facilitated establishment of MahaRERA Conciliation Forum. The objective was to bring together Promoters and Consumers to together resolve disputes in amicable manner.

4) Establishment of Offices in Pune and Nagpur

The authority also expanded its presence and established offices at Pune and Nagpur.

b) Legislative Work

In the First year, MahaRERA initiated following forums for dispute resolution:



1) MahaRERA (Maharashtra Real Estate Regulatory Authority)

As per Section 31 of the Act, the complaint module went live in July 2017. In the first year, The Authority received 2229 complaints of which it disposed 1273 complaints. The main aim of the authority was speedy dispute resolution. As a result, the authority disposed cases on average in only 47 days against statutory time-period of 60 days.

2) Adjudication

Authority Member Shri Bhalchandra Kapadnis accepted additional responsibility of adjudication on 20th June 2017. The Authority further established two additional benches in Mumbai and Pune each for Adjudication matters on 27th February 2018. In this year, total 485 adjudicating cases were received of which 249 were disposed.

3) Appellate Tribunal

Retd. High Court Justice K U Chandiwala, Chairperson, Maharashtra Revenue Tribunal, was given additional charge of Appellate Tribunal for MahaRERA. Online application were made

available from 10th February 2018. In this year, total 106 appeals were received of which 70 were disposed.

4) Conciliation Forum

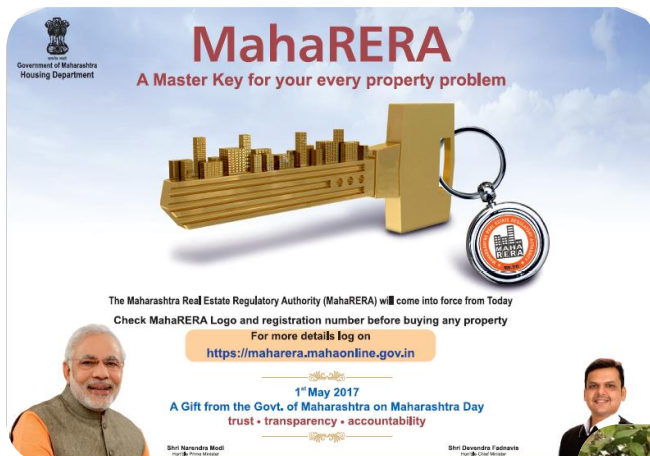
In one of its kind initiative, Maharashtra became the first state to establish MahaRERA Conciliation Forum. The Forum is formed under section 32(g) with collaboration from CREDAI-MCHI, CREDAI Maharashtra, NAREDCO and MGP. The objective of the Forum is amicable dispute resolution wherein neutral conciliators from promoter and consumers side guide the parties towards settlement. In this year, 105 conciliation requests were received of which 39 were disposed.

c) Outreach Programmes

The importance of stakeholder participation for success of any initiative cannot be overemphasized. MahaRERA has always focussed on ensuring stakeholder consultations, outreach and involvement at all stages of implementation from Planning, design, and implementation. Some of the Outreach Programmes conducted by MahaRERA includes:

i) IEC Campaigns

In order to spread awareness among citizens about MahaRERA, Massive IEC Campaigns were undertaken.



ii) Consumers / Promoter / Agents / Students Workshops

MahaRERA participated in various Workshops / Events for providing clarity to stakeholders on provisions of Act/ Rules, clearing their doubts and providing training on the Online System. Snapshots of some of these events include:



iii) MahaRERA Conciliation Forum

Maharashtra is the first state to reach out to Consumers and Promoter associations to establish MahaRERA Conciliation Forum. The Forum is formed under section 32(g) with collaboration from CREDAI-MCHI, CREDAI Maharashtra, NAREDCO and MGP. Each bench consists of one member from Promoters' Association and one from MGP 10 Benches in Mumbai, 5 in Pune and 3 Benches in Nagpur



Snapshots of Launch of Conciliation Forums at Mumbai and Pune

v) Monthly Meetings of all Stakeholders

MahaRERA conducts monthly meeting of all stakeholders on 21st of each month consisting of CREDAI MCHI, CREDAI Maharashtra, NAREDCO and MGP for planning, strategizing and improving the implementation of RERA in Maharashtra.

1.4. Capacity Building

MahaRERA realises that capacity building is one of the most important factors for successful implementation of various initiatives that it is undertaking. Accordingly, MahaRERA is following a combination of classroom training and hands-on training of its officials.

Some of the key Capacity Building Initiatives conducted by MahaRERA include:

- a) IT Training of all MahaRERA officers and employees
- b) Conciliation Forum Trainings
- c) Capacity Building Consumers, Promoters and Agents

1.5. International Engagements

In the First Year, MahaRERA was focused on driving the implementation of Act hence was not part of any International Engagements.

1.6. Impact

- a) Allottees, Promoters, Real Estate Agents and Economy

The following Media Reports provide glimpse of Impact of MahaRERA



Apart from this, some of the key statistics showcasing impact on allottees are as follows:

- 2229 complaints received, majority of which are from allottees

- 105 cases of Conciliation have been received
- MahaRERA portal has more than 19 Lakh visitors.

The impact on promoters can be seen from following statistics:

- 16188 Real Estate Project Registrations
- 297 extensions requests
- 719 correction requests

The impact on Real Estate Agents can be seen from following statistics:

- 14044 Real Estate Agent Registration

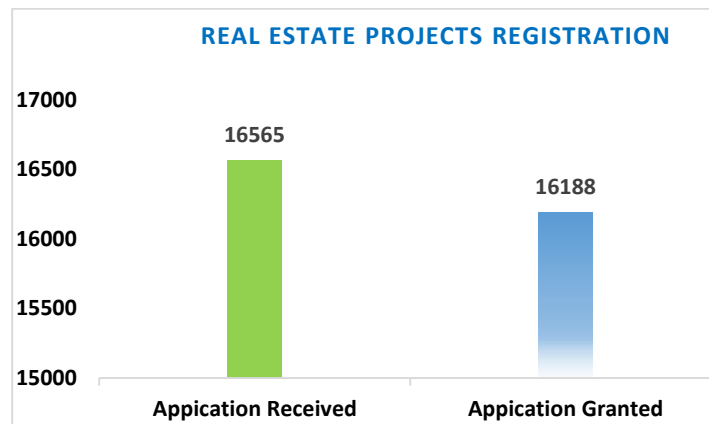
With respect to economy, Real Estate Sector is one of the largest sector contributing in terms of GDP and employment in India. Some of the key statistics are as follows:

- More than 1650000 apartments have been registered under MahaRERA
- Estimated employment potential of more than 21 Lakhs
- Estimated Investment of more than 3 lakh crores

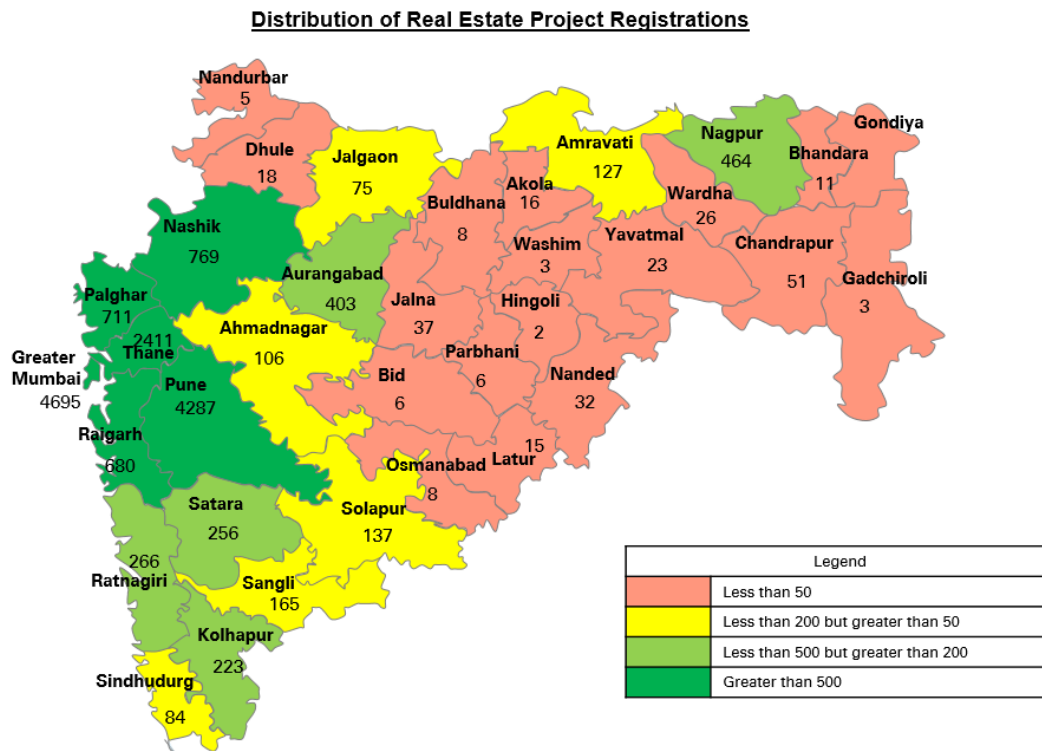
2. Registration of promoters and real estate agents under the Act

2.1. In Relation to Promoters

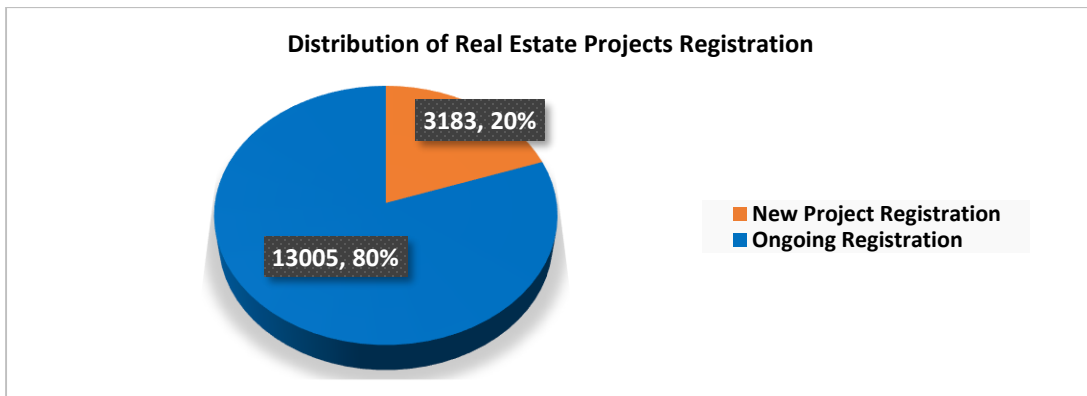
The Authority commenced online registration process from 1st May 2017. The key statistics of Project Registrations as on 30th April 2018, are as follows:



MahaRERA received 16,565 Real Estate Project Registrations Applications as on 30th April 2018, of which it granted 16,188 registrations. The distribution of projects by districts are as follows:



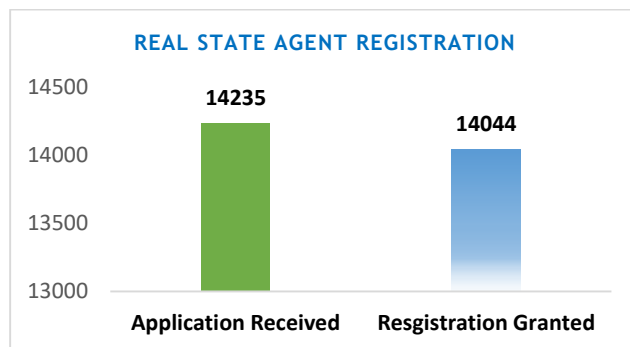
The distribution of projects by project type are as follows:



Detail of each of these projects are provided at the website at <https://maharera.mahaonline.gov.in>

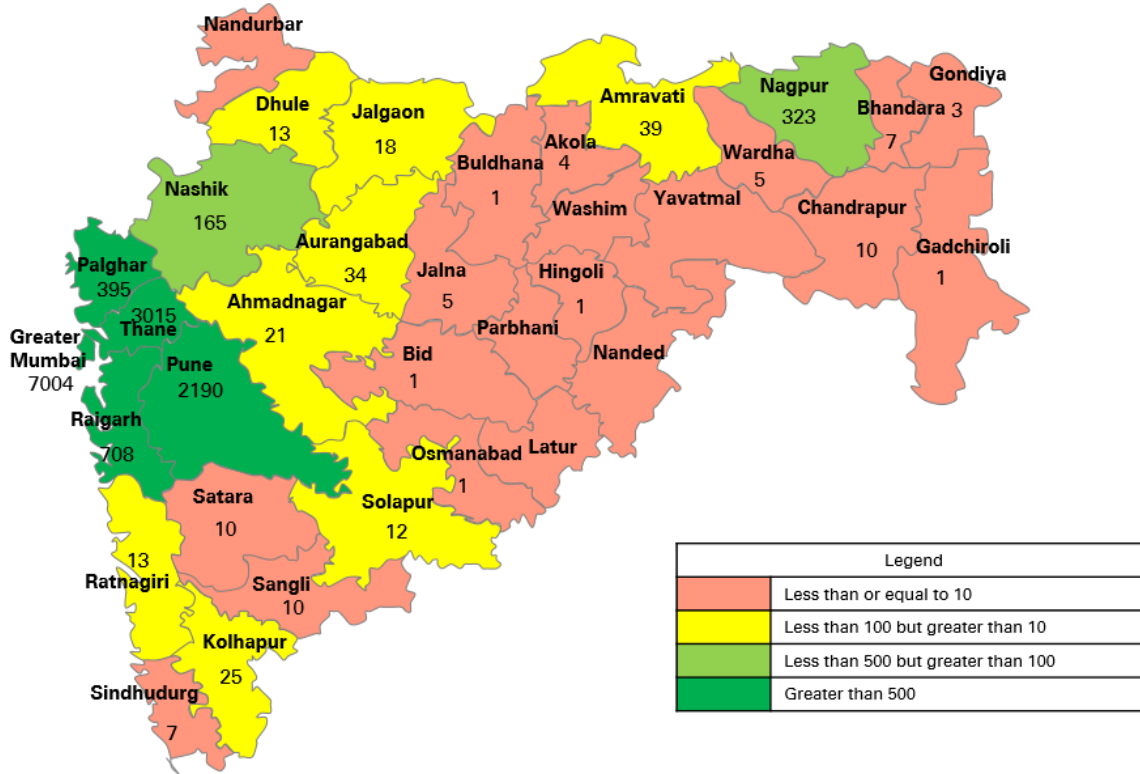
2.2. In Relation to Real Estate Agents

The Authority commenced online registration process for Agents from 1st May 2017. The key statistics of Agent Registrations as on 30th April 2018, are as follows:

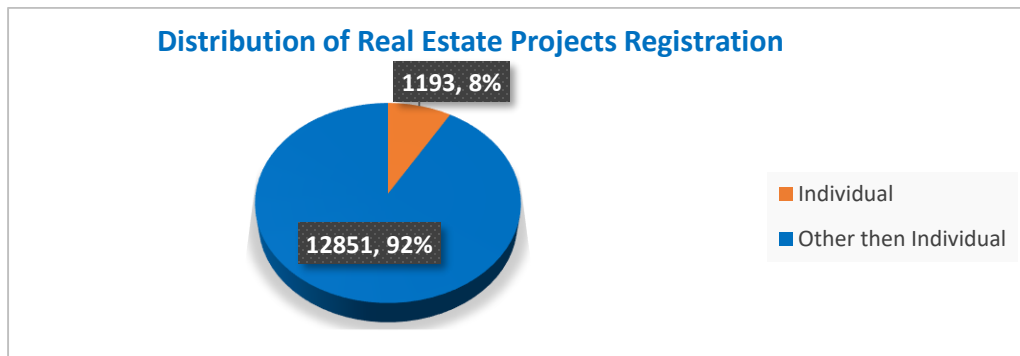


MahaRERA received 14235 Real Estate Agent Registrations Applications as on 30th April 2018, of which it granted 14,044 registrations. The distribution of registered agents by districts is as follows:

Distribution of Real Estate Agents Registrations



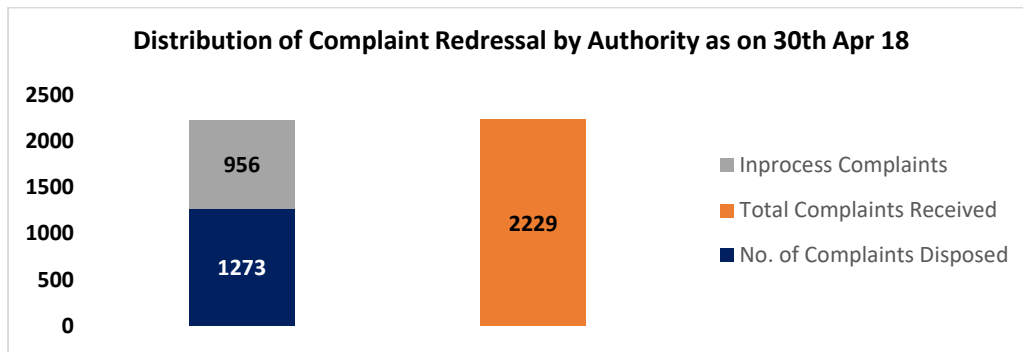
The Distribution of Agents by type is as follows:



Detail of each of these agents are provided at the website at <https://maharera.mahaonline.gov.in>

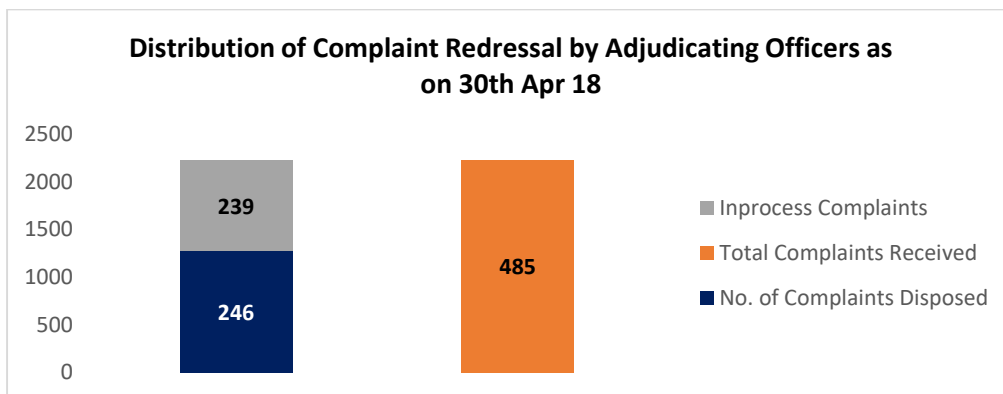
3. Number of cases filed before the Authority and the adjudicating officer for settlement of disputes and number of cases disposed

The Tables below provide details on complaints received by the Authority:



S.No	Number of Cases pending with the authority at the start of the year	Number .of cases received during the year by the Authority	Number of Cases disposed of by the Authority
1.	-	2229	1273

The Tables below provide details on complaints received by the Adjudicating Officers:



S.No	Number of Cases pending with the adjudicating officers at the start of the year	Number .of cases received during the year by the adjudicating officer	Number of Cases disposed of by the adjudicating officer
1.	-	485	246

4. Statement on the periodical survey conducted by the Authority to monitor the compliance of the provisions of the Act by the promoters, allottees and real estate agents

In order to create awareness about the provisions of the Act, the MahaRERA Secretariat on weekly basis undertakes various activities like emails, SMS etc. Apart from this, Every 21st Day of the Month, monthly meeting with promoters' association is convened by the Secretary, MahaRERA, for creating awareness of provisions of act amongst the promoters.

5. Statement on steps taken to mitigate any non-compliance of the provisions of the Act and the rules and regulations made thereunder by the promoters, allottees and real estate agents

Apart from numerous measures highlighted previously, Authority is also taking following measures for identification of unregistered projects:

- An email id was created for citizens to inform MahaRERA about projects which ought to be registered but have not been registered: sourcedetails@maharera.mahaonline.gov.in
- MahaRERA team undertakes multiple levels of scrutiny to determine the veracity of the case.
- For such cases where
 - o Project should have been registered but has not been registered, the promoters are made to register the project after appropriate penalties
 - o Projects which are not of approvable nature, MahaRERA writes to concerned planning authority to take necessary action as per the existing Statutes.

6. Statements on directions of the Authority and the penalty imposed for contraventions of the Act and the rules and regulations made thereunder and statement on interest and compensations ordered by the adjudicating officer

In this year, the authority has imposed following kinds of penalties for contraventions of the Act and rules & regulation made thereunder:

1) Penalties for Delayed Registration

- In Pursuance of the provisions of the Act, 10852 applications were received for registration of projects till 31st July 2017 midnight.
- For applications, of ongoing projects, received on 1st and 2nd August 2017, after the midnight deadline of 31st July, the Authority had decided that the concerned promoters may be given an opportunity if paying a penalty of Rs. 50,000 for the late submission.
- Thereafter, for applications received from 3rd August till 31st August, MahaRERA decided that penalty for ongoing applications shall be creased to Rs. 1,00,000 or amount equivalent to registration fee of the said project, whichever is more.
- The quantum of penalty for applications filed after 1st September till 30th September was Rs.2,00,000 or amount equivalent to double the registration fee whichever is more, subject to ceiling of Rs.10,00,000
- Details of all promoters and penalty paid is available at the website at <https://maharera.mahaonline.gov.in>

2) Suo-Motu Orders and Penalties imposed by authority

The Authority has, from time to time, taken action against promoters who have violated section 11(2) of the Act and imposed penalties to ensure such violation doesn't happen in future.

Details of all these orders and penalties are listed on the website at: <https://maharera.mahaonline.gov.in>

3) Penalties/ Interests / Compensations imposed during complaints /adjudication process.

In this year, the authority has received 2229 cases, of which it disposed 1273 cases. In many of the cases penalties / interest / compensation have been imposed on complainants/ respondents. Details of each of these cases, along with judgment and penalties imposed are listed on the website.

7. Investigations and inquiries ordered by the Authority or the adjudicating officer

None

8. Orders passed by the Authority and the adjudicating officer

In this year, the authority has received 2229 cases, of which it disposed 1273 cases (Rulings - 1024, Adjudication - 249). Details of each of these cases along with rulings are listed at the website for information.

9. Execution of the orders of the Authority and imposition of penalties

- (i) Monetary penalties details of recovery of penalty imposed, details of penalty imposed but not recovered, total number of matters and total amount of monetary penalty levied, total amount realized by resorting to rule 23: The details are provided in section 6 of this report
- (ii) Matters referred to court under section 59 - total number of matters referred to the court during the year, total number of matters disposed of by the court during the year, total number of matters pending with the court at the end of the year: None. No matter were referred to court
- (iii) Matters referred to court for execution of order under section 40 - total number of matters referred to the court during the year, total number of matters disposed of by the court during the year, total number of matters pending with the court at the end of the year: None. No matter were referred to court

10. Execution of the orders of the adjudicating officer and imposition of interest and compensation

- (i) Interest and compensations - details of interest and compensation imposed, details of interest and compensation imposed but not paid, total number of matters and total, amount of interest and compensations imposed, total amount realized by resorting to rule 23: The details are provided in section 6 of this report
- (ii) Matters referred to court for execution of order under section 40 - total number of matter referred to the court during the year, total number of matters disposed of

by the court during the year, total number of matters pending with the court at the end of the year: None. No matter were referred to court.

11. Appeals

(i) Number of appeals filed against the orders of the Authority or the adjudicating officer in the year ending 30th April 2018	106
(ii) Number of appeals pending at the beginning of the year	Nil
(iii) Appeals disposed during the year	70
(iv) Number of appeals allowed by the Appellate Tribunal during the year	55
(v) Number of appeals disallowed by the Appellate Tribunal during the year	15

12. References received from the appropriate Government under section 33

The Authority didn't receive any reference from the government under section 33 of the Act.

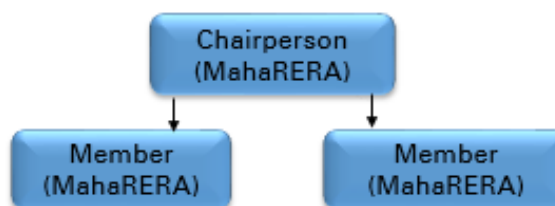
13. Advocacy measures under sub-section (3) of section 33

In the first year the focus was on implementation of key provisions of the act, hence no advocacy measures were undertaken.

14. Administration and establishment matters

(i) Composition of the Authority;

Maharashtra Real Estate Regulatory Authority consists of Chairperson and two members.



(ii) Details of Chairperson and Members appointed in the year and of those who demitted office

The details of Chairperson and Members are as follows:

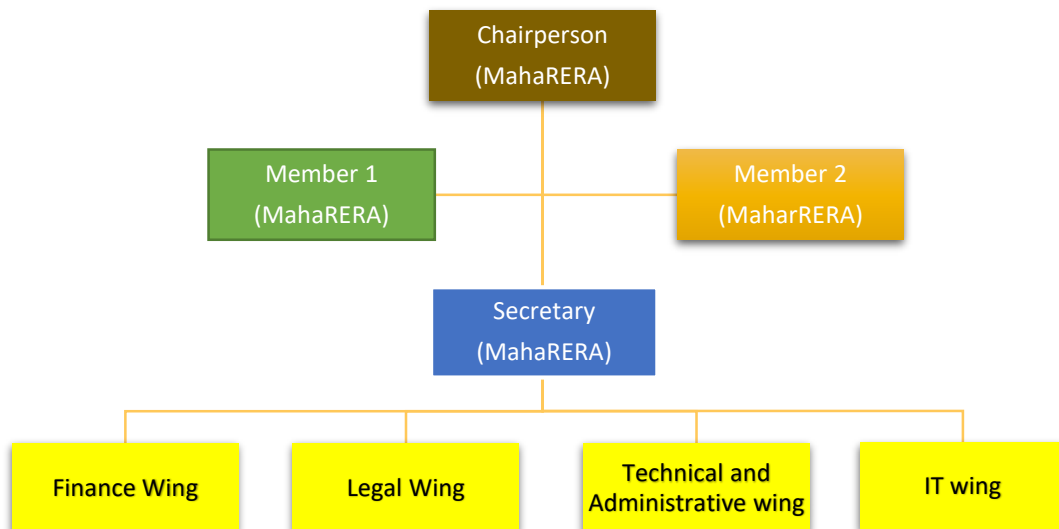
Designation	Name	Duration of Service
Chairperson, MahaRERA	Shri. Gautam Chatterjee	23 rd May 2017 - Ongoing
Member, MahaRERA	Dr. Vijay Satbir Singh	1 st June 2017 - Ongoing
Member, MahaRERA	Shri Bhalchandra D. Kapadnis	1 st June 2017 - Ongoing

(iii) Details of adjudicating officers appointed in the year and those who demitted office

The details of Adjudicating officers are as follows:

Designation	Name	Duration of Service
Adjudicating Officer (Additional Charge)	Shri Bhalchandra D. Kapadnis	20 th June 2017 onwards
Adjudicating Officer	Shri Madhav Vithal Kulkarni	27 th February 2018 onwards
Adjudicating Officer	Shri Bhale Sambhaji Balaji	27 th February 2018 onwards

(iv) Organizational structure of MahaRERA



(v) Detailed statement containing information on personnel in the Authority

Sr. No	Designation of post	Sanctioned Post	Filled Post	Regular	Deputation	Contract
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1	Hon'ble Chairperson	1	1	1		
2	Hon'ble Members	2	2	2		
3	Secretary	1	1		1	
4	Deputy Secretary	2	2			2
5	Finance Controller	1	1			1
6	Legal Adviser	1	1			1
7	Technical Officer / Ex. Engineers	3	2			2
8	Administrative officer / Under Secretary	3	0			
9	Accounts Officer	3	0			
10	Legal Assistant	4	2			2
11	Clerk	16	7			7
12	Accountant	4	0			
13	Steno (H.G)	4	3			3
14	Steno (L.G)	6	4			4
15	Multitasking Staff	14	8			8
		65	34	3	1	30

15. Experts and consultants engaged

The details of Experts and Consultants are as follows:

S.no	Title	Head Count
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1	Legal Consultant	1
2	Jr. Legal Consultant	2
3	Sr. Technical Consultant	1
4	Jr. Technical Consultant	1

16. Employee welfare measures

During the year, the following Employee welfare measures were undertaken by the Authority:

- **Medical Checkups:** All the employees (Full time and Contract) were facilitated with a complete medical test covering 55 parameters. The tests were conducted in the month of August and September. Complete expense of these tests were borne by the Authority.
- **Performance Bonus:** All the employees were also given a Performance based Bonus in October 2017. The bonus was given to the employees for the efforts put in by them during the registration rush. This amount was over and above their monthly salaries. The amount of bonus ranged from 10,000 to 12,000 depending on the employees' level.

17. Budget and Accounts

(i) Budget estimates and revised estimates, under broad categories;

Budget estimates and revised estimates, under broad categories			
S.No	Heads of Accounts	Revised Budget for FY 2017-18	Estimated Budget for FY 2018-19
		Amt (Rs.)	Amt (Rs.)
A)	<u>Personnel Cost</u>	-	-
	Salary/Remuneration to Chairman & Members	72,75,447	1,00,00,000
	Salary to Deputation Staff	15,85,535	25,00,000
	Payment to agency for Contract Staff	32,92,184	50,00,000
	Payment to Contract officer (RERA)	77,88,742	1,00,00,000
	Telephone and other allowances to Chairman, Members & officers	3,20,706	5,00,000
	Pension and Leave Salary contribution	-	5,00,000
	Employers Contribution to Provident Fund	-	-
	Overtime	-	-
	Medical Reimbursement of chairman, members and deputation staff	-	10,00,000
	Training Charges	-	1,00,000
	Leave Travel concession	-	3,50,000
	Total Personnel Cost A	2,02,62,614	2,99,50,000
B	<u>Administration Expenses</u>	-	-
	Telephone Expenses	92,440	1,50,000
	Advertisement and Promotional exp.	10,48,132	15,00,000
	Audit Fees (CAG)	-	4,00,000
	Books, Periodicals & Newspaper	1,00,000	3,00,000
	Computer Expenses, Repairs & AMC	20,845	10,00,000
	Electricity Charges	10,00,000	30,00,000
	Honorarium	-	-
	Internet charges	3,00,000	5,00,000
	Legal and Professional Fees	46,89,250	1,00,00,000
	Grants given to Tribunal	1,00,00,000	2,00,00,000
	Grants given to Conciliation Forum	1,00,00,000	1,00,00,000
	Vehicle Hire Expenses & car reimbursement	40,06,698	80,00,000
	Office Expenses	4,00,000	15,00,000
	Postage and Telegrams	40,590	1,50,000
	Printing & Stationary	2,00,000	5,00,000
	Rent, Rates and Taxes	1,09,42,520	6,00,00,000
	Refreshment Expenses for Chairman & Members	-	1,20,000

	Refund of late Registration Penalty	4,42,68,384	50,00,000
	Project registration withdrawal fee	90,00,000	50,00,000
	Travelling Expenses and Conveyance to Chairman & Members	99,679	15,00,000
	Travelling Expenses and Conveyance to Staff	30,000	1,20,000
	Misc. Expenses	1,00,000	5,00,000
	Payment to Security Guards	8,00,000	8,00,000
	Payment to Housekeeping Expense	5,00,000	5,00,000
	Payment to the Consultant	73,21,700	50,00,000
	Advances to Member, officer & staff for imprest	1,75,000	3,00,000
	Contingency expenses	-	
	Total Administration Expenses B	10,51,35,238	13,58,40,000
C	<u>Capital Expenditure</u>	-	-
	Office Building	-	20,00,00,000
	Lease Hold Improvements, Renovation, Furniture & Fixtures for MahaRERA Admin Building @ Mumbai / Pune / Nagpur	60,00,000	5,00,00,000
	Computer / Laptop / I-pad / Printers (to be Capitalised since inception of MahaRERA)	40,00,000	50,00,000
	Vehicles	-	1,00,00,000
	Total Capital Expenditure C	1,00,00,000	26,50,00,000
	Total Expenditure (A+B+C)	13,53,97,852	43,07,90,000
D	<u>Revenue Receipt</u>		
	Receipt from Developers/ Agents	1,33,00,94,137	25,00,00,000
	Bank Saving Interest	4,57,555	5,00,000
	Fixed Deposit Interest	-	10,69,36,827
	Complaint Fees from Allottees & Citizens	59,60,000	1,00,00,000
	Penalty/Fine	19,22,46,798	2,00,00,000
	Misc. Receipt (Extension Fees, Admin-withdrawal charges, Tender Fees, etc.)	60,10,918	2,00,00,000
	Total Revenue Receipt D	1,53,47,69,407	40,74,36,827

(ii) Receipts under broad categories in the Real Estate Regulatory Fund established under subsection (1) of section 75;

Receipts under broad categories in the Real Estate Regulatory Fund established under subsection (1) of section 75			
		Amt. (Rs.)	Amt. (Rs.)
(a)	All Government Grants received by the Authority		Nil
(b)	By Fees Charge and Fine		1,52,56,80,366

1	By Fees	1,33,55,15,675	
2	By Charges	6,65,000	
3	By Fines	18,90,44,708	
4	By Others	4,54,983	
(c)	the interest accrued on the amounts referred to in clauses (a) to (b)		5,49,36,096

(iii) Actual expenditure under broad categories;

S.No	Actual expenditure under broad categories	Amt (Rs.)	Amt (Rs.)
13	Chairperson and Members		76,36,295
13.1.	Pay and Allowances	74,86,647	
13.2.	Other benefits		
13.3.	Travelling Expenses		
13.3.1	Overseas		
13.3.2	Domestic	1,49,648	
.			
14	Officers		
14.1.	Pay and Allowances	79,81,002	79,81,002
14.2.	Retirement benefits		
14.3.	other benefits		
14.4.	Travelling Expenses		
14.4.1	Overseas		
14.4.2	Domestic		
.			
15	Staff		17,36,528
15.1.	Pay and Allowances	15,76,370	
15.2.	Retirement benefits		
15.3.	Other benefits		
	Medical Exps	1,06,340	
15.4.	Travelling Expenses		
15.4.1	Overseas		
15.4.2	Domestic	53,818	
.			
16	Hire of conveyance		42,55,193

17	Wages		
18	Overtime		
19	Honorarium		21,000
20	Other office expenses		43,52,971
	Books, Periodicals & Newspaper	53,905	
	Computer Expenses, Repairs & AMC	32,158	
	Internet Charges	2,79,500	
	Office Expenses	3,22,331	
	Payment to Agency for Contract Staff	30,47,753	
	Postage and Telegrams	21,526	
	Printing & Stationary	1,93,211	
	Telephone Expenses	1,29,246	
	Other Expenses	2,73,341	
21	Expenditure on Research		
22	Consultation expenses		1,52,29,592
	(Tally - professional fees, legal and consultation)		
23	Seminar and conferences		
24	Publication of authority		
25	Rent and taxes		9,42,520
26	Interest on loans		
27	Promotional Expenses		8,64,050
	(Tally - advt and promotional exps)		
28	Membership Fees		
29	Subscription		
35	Others	23,366	25,679
35.1.	Leave salary and pension		
35.2.	Contribution		
35.3.	Audit fees		
35.4.	Misc.		
	Bank charges	2,313	
	SUSPENSE		
37	Depreciation		6,80,598

	Total		4,37,25,427
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18. International Cooperation

In the First Year, MahaRERA was focused on driving the implementation of Act hence was not part of any International Engagements.

19. Capacity Building

During the first year, MahaRERA undertook following Capacity Building initiatives for its employees:

(1) MahaRERA Online Application Training

This training was held for all employees and officers of the authority to provide hands-on training on usage of MahaRERA application. This training was held from 27th April 2017 - 3rd May 2017.

(2) E-office training

In line with vision of “Paperless office”, MahaRERA had implemented e-office solution. Accordingly, two batches of e-office training were held on 8th September 2017 and 13th September 2017 for all employees and officers of MahaRERA.

(3) Conciliation Forum Training

A two day seminar was arranged by MahaRERA for training the Conciliators. Adv. Ajay Mehta, who has a vivid experience of training the judges of High Court and Supreme Court, was specially invited to conduct the training. Total of 33 conciliators were trained in these two days.

20. Ongoing programs

A brief narrative of ongoing programs

GIS: In its ongoing focus to enhance citizen centricity, MahaRERA has taken an initiative to map all the registered projects using the GIS function. This will not only provide project location on the maps for citizens, but also provide information regarding availability of amenities and distance of the real estate project from the current location.

Online RTI: The spirit of the Act is to bring transparency in the real estate sector. Taking a cognizance of the spirit, MahaRERA has planned to make available online all the RTI queries received and responded to, by the Public Information Officer.

21. Right to Information

(i) Number of applications received by CPIO/ ACPIO seeking information under RTI Act	537
(ii) Number of applications for which information has been provided by CPIO	537
(iii) Number of applications pending with CPIO	0
(iv) Number of appeals filed before the First Appellate Authority against the order of CPIO	69
(v) Number of appeals which have been disposed of by First Appellate Authority	64
(vi) Number of appeals pending with the First Appellate Authority	5
(vii) Number of applications/appeals not disposed of in the stipulated time frame	0