

Additional FAQs wrt to IT Application

1. Is there a file size limit and specific format for documents to be uploaded in the application?

Ans: Yes. The file size limit is 1MB per file and only PDF files can be uploaded on the application.

2. Where can I get template for "Declaration in Form B"?

Ans: The template for Form B is available at Maharashtra Real Estate (Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 uploaded on the MahaRERA website <https://maharera.mahaonline.gov.in> . **The Declaration in Form B should be an Affidavit on minimum 100 Rupees and duly notarized.**

3. Where can I get templates for Certificates (Form 1, Form 2, Form 3, Form 4 and Form 5)?

Ans: All of the aforementioned templates for Certificates are available in Maharashtra Real Estate Regulatory Authority (General) Regulations 2017. Copy of this regulation can be downloaded from MahaRERA website <https://maharera.mahaonline.gov.in>

4. In the Online Registration Form for Projects, It is mandatory to upload Details of Encumbrances Certificate. However, my project has no encumbrances so what do I upload?

Ans: If your project has no encumbrances, then you can upload a self-certification stating that your project has no encumbrances.

5. In the Online Registration Form, we have been asked to upload copy of PAN card. Whose PAN Card should we upload?

Ans: In case of individual user, you are requested to upload the individual's PAN Card. In case of organization (Other than Individual), you are requested to upload copy of Organisation's PAN Card. No other Copy of PAN cards are required.

6. In FAQ No.8, it has been mentioned that Act doesn't include rental projects, lease and Leave & license Deals. Does this mean that Long-term leasehold is also excluded from ambit of Act?

Ans: No. The wording in Section 2(d) "has been sold (Whether as free hold or lease hold) or otherwise transferred by the promoter" indicates that the long term lease falls within the ambit of the Act. However, the premises given on leave and license basis or on short term lease not exceeding five years are not covered under the Act.

7. In the Online Registration Form for Real Estate Agents, It is mandatory to upload Income tax returns of last 3 years. However, I have just started my organization and do not have income tax returns for 3 years so what do I upload?

Ans: In case you have not filed Income tax returns in last three years, , then you can upload a self-certification stating that Income tax return is not available, along with reason for the same.

8. I want to register an Ongoing Project comprising of one tower, wherein I have received Part OC for the building. I want to register only those floors for which OC has not been registered as ongoing project. In this case, what do I enter as land area for these floors?

Ans: The land area on which the complete project is being developed shall comprise as land area for this project.

Disclaimer:

The views expressed herein are of the Secretariat and may not necessarily be the views of the MahaRERA Authority.

Our response is based solely on the understanding provided to us. We assume, for the purpose of this response that all facts provided to us are accurate and correct. Any differences or inaccuracies in the facts, assumptions and representations could adversely affect our conclusions in this response.

Further, our response should strictly be construed in adherence to the provisions of the Real Estate (Regulation and Development) Act 2016 and Rules and Regulations made thereunder