



Maharashtra Real Estate Regulatory Authority (MahaRERA)

Annual Report 2019

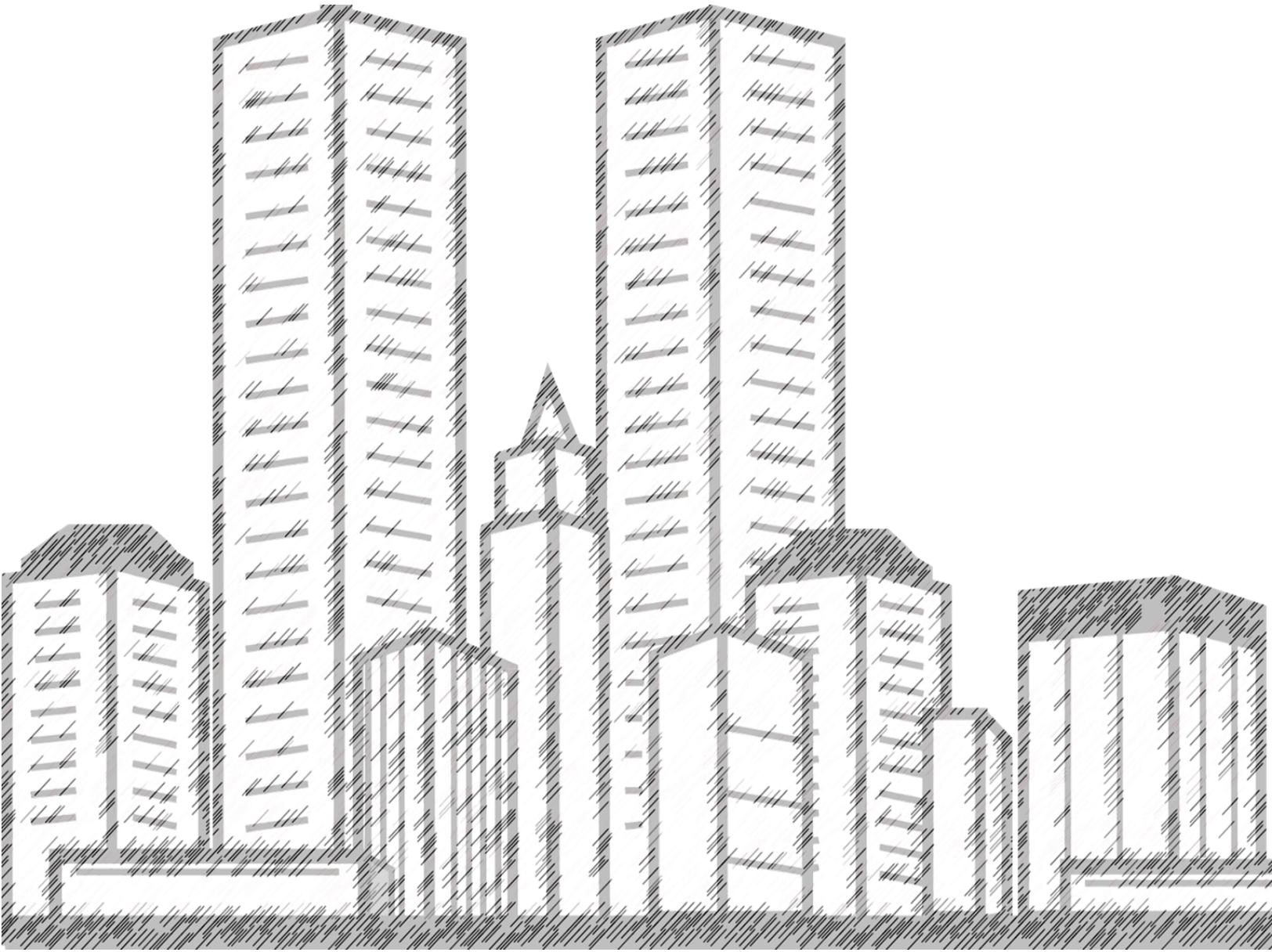


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From MahaRERA's Desk



Gautam Chatterjee
Chairman, MahaRERA

I am proud to present to you MahaRERA Annual Report 2019. This Annual Report is articulation of our major undertakings and accomplishments over the last one year. It documents the journey of MahaRERA in bringing greater transparency, accountability and trust in the Real Estate Sector in Maharashtra.



Balchandra Kapadnis
Member, MahaRERA

In the past one year, I have been fortunate to witness MahaRERA scale new heights. MahaRERA has registered 20,560 Real Estate Projects, of which, about 4000 have been completed. About 19722 Agents have been registered. 6719 Complaint have been received of which 4218 have been disposed. The passion, hard work and perseverance of MahaRERA has been recognised internationally & nationally and MahaRERA has won multiple awards including prestigious National e-Governance Award Silver 2019 by Government of India.



Satbir Singh
Member, MahaRERA

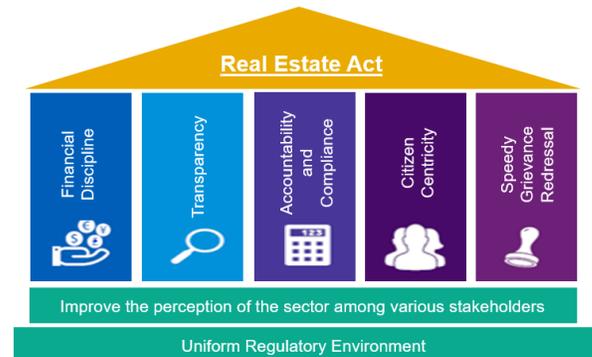
I hope that MahaRERA serves as a clarion call for all stakeholders in Real Estate Sector in Maharashtra and beyond, to move beyond the limitations of the present and work towards realizing the very real potential for transformation that the future holds.

1. Introduction

1.1. Objectives

Real Estate Sector in India has traditionally been plagued with numerous issues including opaque practices and information asymmetry. Real Estate Transactions were lopsided and heavily in favour of developers. Delays were rampant and homebuyers usually did not have a reliable forum to address their grievances.

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. The key objective of the Act was to bring greater transparency, accountability, financial discipline, speedy redressal and customer centricity.



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

MahaRERA aims to transform Real Estate Sector in Maharashtra and is working towards bringing an era of **3 Ts: Transparency, Trust and Timely project completion** in the real estate sector in Maharashtra.

Transparency: MahaRERA is encouraging greater transparency in information and transactions in Real Estate Sector in Maharashtra. MahaRERA ensures that maximum information is available for public view at its website including Information on Registered Projects, Registered Agents, Judgements, Orders etc. and that this information is updated on Regular basis.

Transparency

Trust

Timely Project Completion

Trust: One of the key issues in Real Estate Sector was lack of trust between the Promoters and Consumers. MahaRERA is working towards bridging this trust through various initiatives including MahaRERA conciliation Forum,

greater professionalism, accountability and commitment in the sector. Bridging this trust shall go a long way towards transformation of this sector

Timely Project Completion: MahaRERA is also working towards ensuring that projects which are registered are completed and delivered to allottees on time.



1.2. Important Achievements

In 2018-19, MahaRERA has received numerous International and National accolades.

The infographic features a central vertical strip of three photographs. The top photo shows an award ceremony at the United Nations Conference on Trade and Development. The middle photo shows an award ceremony for the CNBC Real Estate Award. The bottom photo shows the Skoch Silver Award ceremony. To the right of these photos are five circular callout boxes, each containing text about an achievement. At the bottom of the infographic is a banner for the Construction Week India Awards 2018.

United Nations UNCTAD
United Nations Conference on Trade and Development
 10 July 2018, Geneva, Switzerland

Case Study of Online Conciliation at MahaRERA was published and discussed among international experts.

National E-Governance award 2019 (Silver) for excellence in Citizen Centric Delivery

CNBC Real Estate Award 2018-19 for Transformational Leadership

Skoch Silver Award 2019 in Housing Sector

Construction Week India Person of the Year 2018

CONSTRUCTION INDIA AWARDS 2018
 CELEBRATING EXCELLENCE

Some of the key pioneering initiatives undertaken by MahaRERA in 2018-19 include:



Other Achievements of MahaRERA are as follows:



Leaders in Registration

MahaRERA has issued:

- **20560** Real Estate Project Registrations
- **19722** Real Estate Agent Registrations



Extensions & Corrections

1548 extensions requests and **1789 correction requests** disposed till date



Complaints Redressal

MahaRERA received **6719 complaints** as on 30th April 2019 of which **4218 have been disposed**



MahaRERA Conciliation Forum

MahaRERA established the first ever Conciliation Forum for RERA Act. Conciliation Forum is formed under section 32(g) with collaboration from CREDAI-MCHI, CREDAI Maharashtra, NAREDCO and MGP. About **930 cases** have been received of which, more than **447 cases** received consent and 314 have been disposed



Appellate Tribunal

- **Permanent Maharashtra Real Estate Appellate Tribunal (MahaREAT) established on 8th May 2018**
- **900 Appeals** received and 319 disposed this year.



Complaints against un-registered projects

- MahaRERA launched complaints against unregistered projects on 2nd September 2018.
- As on 30th April 2019, **688** complaints have been received of which **56** have been disposed

MahaRERA is always striving towards improving service delivery and bringing greater transparency, trust and customer centricity in the real estate sector

2. The year in review

a) Landmark decisions

With the objective of driving systematic and organized implementation of Real Estate (Regulation and Development) Act across the state, MahaRERA undertook numerous decisions thereby introducing policies, rules, guidelines and tools. This section details some of these key decisions and initiatives undertaken by Maharashtra Real Estate Regulatory Authority (MahaRERA).

➤ Enhancing Quality of Construction



MahaRERA made available Form 2A, Certificate of Quality Assurance, vide Circular No 21/2018 dated 26th November 2018.

This form is filled by the Engineer (Site Supervisor), ensuring that the basic input materials and workmanship conform to a prescribed standard and uploaded by promoter on MahaRERA online Application on Quarterly basis



MahaRERA has initiated a programme to train a pool of 500 Expert Trainers who would in turn, train the unskilled/semi-skilled workers including Masons, Carpenters, Bar Benders, Plumbers, Electricians and Painters, etc. at all MahaRERA registered projects.

Hon'ble Chief Minister of Maharashtra has inaugurated and launched this programme of Training of Expert Trainers (TOET) on 19th February 2019 at Pune in a programme organized by MBOCWFB. This would create a pool of 500 Expert Trainers in two years.

➤ Ensuring Project Completion

Revocation and Completion of Distressed Project

Detailed Guidelines were issued for revocation of registration of project and action to be undertaken for carrying out the remaining development work vide Order No 819 dated 28th March 2019.

Section 7(3) for completion of project

MahaRERA resolved, vide Order No 7 / 2019 dated 8th February 2019, that in cases where the promoter of a MahaRERA registered project is unable to complete the project in the extended time of one year, further extension may be given only in those cases where the concerned association of allottees resolve that instead of revoking the registration, the existing promoter be permitted to complete the project in a specific time period under Section 7(3)

➤ Citizen Centricity and Transparency

Complaints against Non-Registered Projects

MahaRERA introduced complaints against Non-Registered Projects vide Circular 26th November 2018
The online application for the same was also made available.

Right to Information

MahaRERA made available all RTI responses provided by MahaRERA for public view, on June 2018 ,thereby enhancing transparency

b) Legislative work

MahaRERA implements following forums for dispute resolution

1) MahaRERA (Maharashtra Real Estate Regulatory Authority)

Till second year, The Authority received 6719 complaints of which it disposed 4218 complaints. The main aim of the authority was speedy dispute resolution.

This year, the authority also initiated complaints against unregistered projects. 688 complaints were received against un-registered project of which 56 orders were passed.

2) Adjudication

MahaRERA has four Adjudication officers. At first, Authority Member Shri Balchandra Kapadnis accepted additional responsibility of adjudication. Following this, Authority further appointed Shri S.B. Bhale, Shri M.V Kulkarni and Shri. W. K. Kanbarkar for hearing cases in Mumbai and Pune on Adjudication matters. Till this year, total 3028 adjudicating cases were received of which 1397 were disposed.

3) Appellate Tribunal

State government appointed permanent Maharashtra Real Estate Appellate Tribunal (MahaREAT) vide notification dated 8th May 2018. Oath Ceremony of the Appellate Tribunal was undertaken on 24th December 2018. In second year, total 900 appeals were received and 319 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. Till this year, 930 conciliation requests were received, of which in 447 consent was provided by other party, of which 314 were disposed.



c) Outreach programme

MahaRERA has always believed in participatory governance. As a result, MahaRERA always strives to ensure all stakeholders participation including promoters, real estate agents, Consumers, Lawyers, Chartered Accountants, Architects, Engineers and so on. MahaRERA has also enhanced its interaction with Government Bodies and other State RERAs. The different kinds of outreach programme undertaken by MahaRERA include:

i) Central Advisory Council

Ministry of Housing and Urban Affairs (MoHUA) established Central Advisory Council (CAC) to advice on matters concerning the implementation of the Real Estate (Regulation & Development) Act, 2016 as per section 41 of the Act. Chairperson, MahaRERA is the one of the members of CAC. The first meeting was conducted on 14th May 2018.

ii) Regionals Workshops OF Real Estate (Regulation and Development) Act

Ministry of Housing and Urban Affairs (MoHUA) conducted four Regional Workshops of RERA of which MahaRERA participated in couple of them. The objective of these workshops was to brainstorm with various stakeholder to improve the implementation of RERA in the country

Regional Workshop on RERA



iii) Stakeholders Workshops

MahaRERA participated in & conducted various Workshops / Events for numerous stakeholders including Promoters, real estate agents, Consumers, Lawyers, Chartered Accountants, Architects, Engineers and so on. The objective of all this programmes was to enhance awareness of key provisions of RERA and encourage stakeholder inputs and participation. Few snapshots include:

Snapshots of numerous Stakeholder Workshops



2.1. Capacity Building

MahaRERA has undertaken a one-of-its-kind skilling initiative to train various building and construction workers to improve workmanship and quality of real estate projects.

It is estimated that there are about 10 lakhs to 12 lakhs unskilled/semi-skilled workers in the MahaRERA registered projects and they would need training to upscale their skills. Such workers include Masons, Carpenters, Bar Benders, Plumbers, Electricians and Painters, etc. MahaRERA has initiated a programme to train a pool of 500 Expert Trainers who would in turn, train the unskilled/semi-skilled workers in due course of time. This program is in collaboration with Maharashtra Building and Other Construction Workers Welfare Board (MBOCWFB).

Hon'ble Chief Minister of Maharashtra inaugurated and launched this programme of Training of Expert Trainers (TOET) on 19th February 2019 at Pune. This would create a pool of 500 Expert Trainers in two years.

MahaRERA has, through its own funding engaged three Training partners, viz. Rustomjee Academy of Global Career (RAGC), KUSHAL, Pune and SBSS, Nagpur.

The first batch of Expert Trainers has already been trained by these institutes and these trainers have been examined by National Skill Development Corporation, New Delhi and have certified them as trainers



Inauguration of Initiative by Hon. Chief Minister

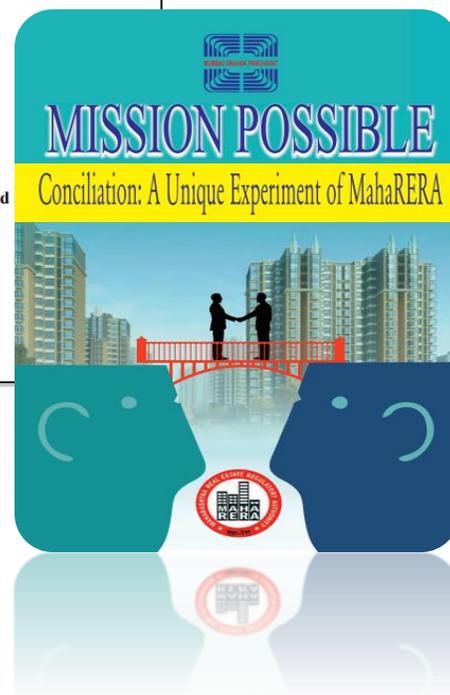
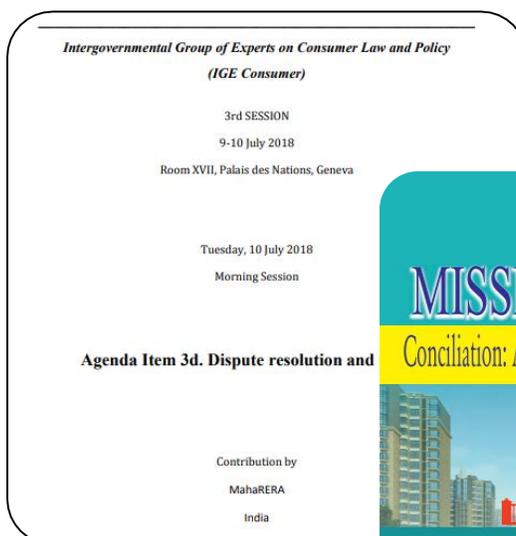




On-site and Classroom trainings of Master Trainers

2.2. International Engagements

In the United Nations Conference on Trade and Development (UNCTAD) held in Geneva, Switzerland on 9 - 10th July 2018, the Intergovernmental group of experts on Consumer law and policy discussed the Case Study of Online Conciliation at MahaRERA. The same was also published under Dispute resolution and redressal section.



2.3. Impact

The impact of MahaRERA is as follows:

- ✓ **Citizens:** More than 20 Lakh Homes accommodating 1 Crore citizens of Maharashtra are registered and being monitored through MahaRERA IT solution
- ✓ **Financial Investments:** About 8 Lakh Cr of investment is being tracked through MahaRERA
- ✓ **Industry:** More than 20500 real estate project businesses registered and monitored through MahaRERA and about 4000 projects are completed. 19700+ real estate agents are also registered and monitored through MahaRERA
- ✓ **Professional and Labour:** About 20 Lakh professionals and labour job roles being defined by MahaRERA including labour, architects, engineers, Chartered Accountants etc.
- ✓ **Unprecedented Service Levels:** By a dedicated staff of just 40 people the following Service levels are being achieved
 - **16 days:** average time for application process against 30 days provided by the Act
 - **54 days:** Resolution of Complaints against 60 days provided by the act
- ✓ **GDP Contribution:** 8% the contribution of the Real Estate Sector to the GDP of India

Citizens

More than **20 Lakh** Homes accommodating **1 Crore** citizens of Maharashtra are registered and being monitored through MahaRERA IT solution



Financial Investments

About **8 Lakh Cr** of investment is being tracked through MahaRERA online



Business

20500+ real estate project businesses registered and monitored through MahaRERA and nearly **4000** projects are completed

19700+ real estate agents registered and monitored through MahaRERA



Professionals and Labor

About **20 Lakh** professionals and labor job roles being defined by MahaRERA including labor, architects, engineers, Chartered Accountants



Unprecedented Service levels

By a dedicated staff of just **40** people

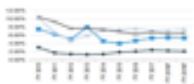
16 days: average time for application process against **30** days provided by the Act

54 days: Resolution of Complaints against **60** days provided by the act



GDP Contribution of the Sector

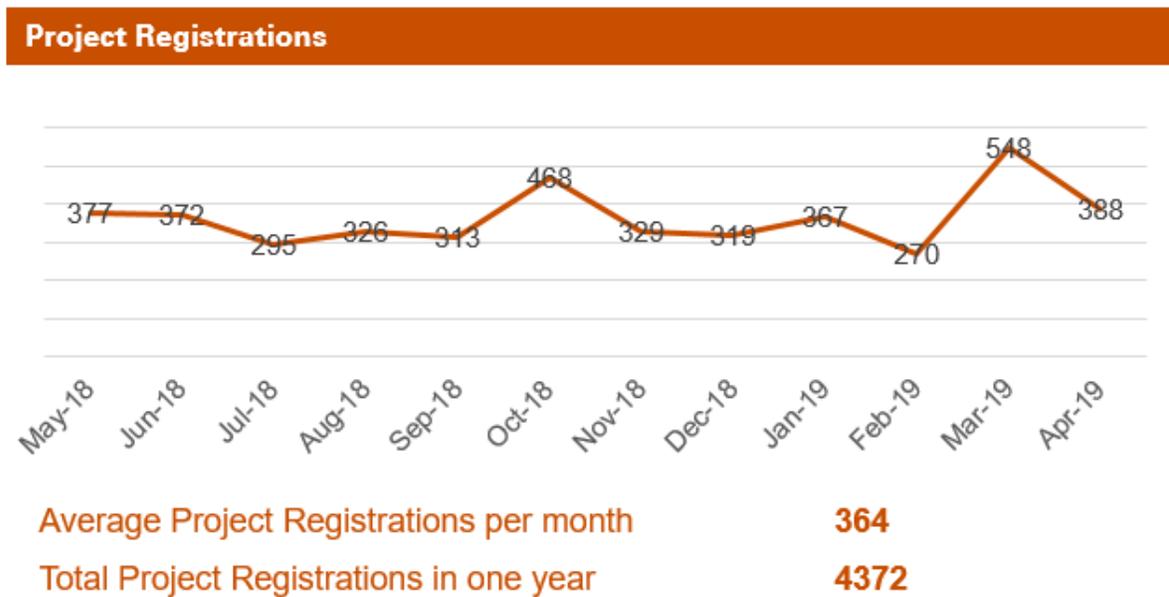
8% the contribution of the Real Estate Sector to the GDP of India



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

3.1. In Relation to Promoters

The Authority commenced online registration process from 1st May 2017. In total 20,560 project registrations have been granted as on 30th April 2019. Of these, 4372 Project Registrations have been granted between 1st May 2018 and 30th April 2019. The distribution of the same month wise is as follows:



The distribution of total 20,560 projects by status of completion is as follows. Of total 20,560 projects registered as on 30th April 2019, 7,579 projects are new projects.

Distribution of Real Estate Project Registration

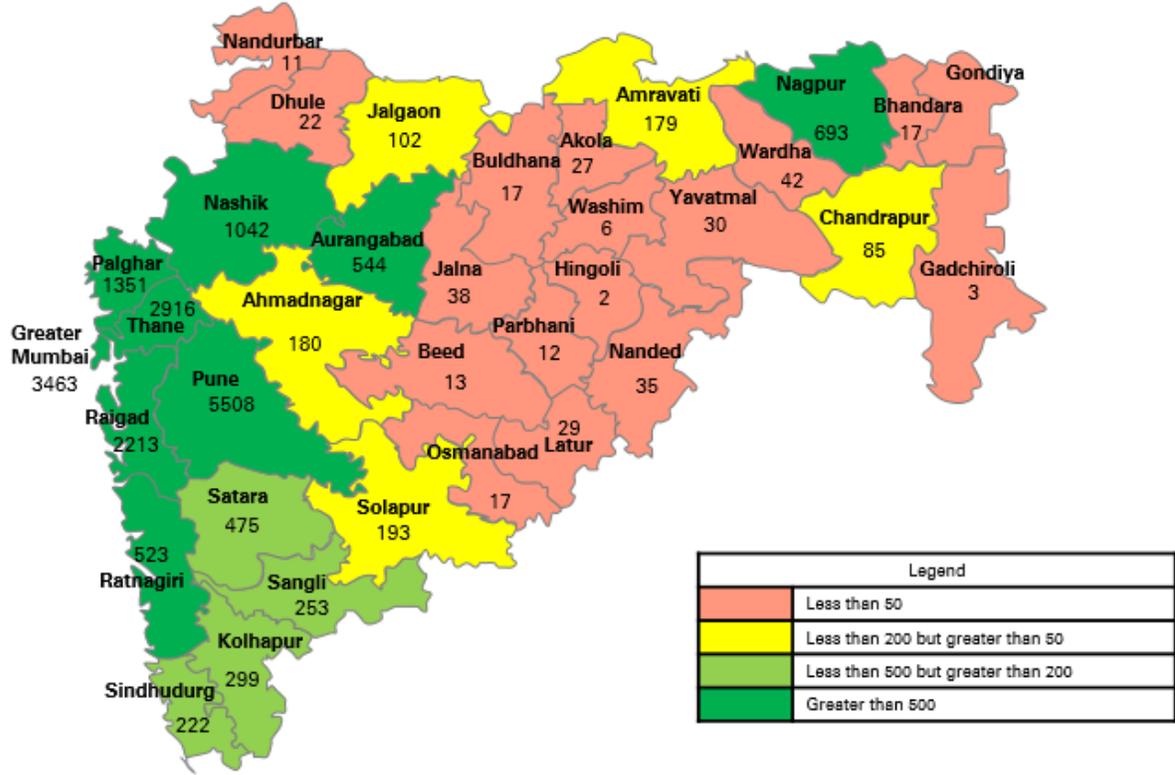
Total Projects: 20560



■ New Projects ■ Ongoing Projects

The Real Estate Projects are distributed as follows state wise:

Distribution of Real Estate Project Registrations

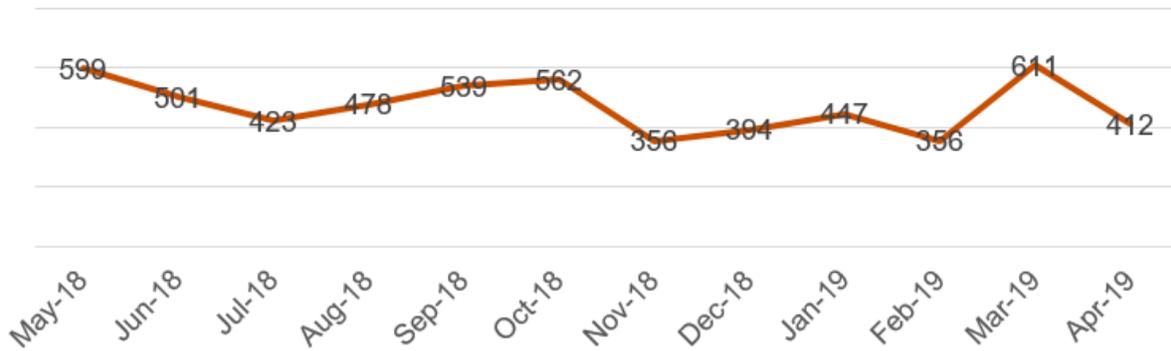


Detail of each of these projects are provided at the website at <https://maharera.mahaonline.gov.in>

3.2. In Relation to Real Estate Agents

The Authority commenced online registration process from 1st May 2017. In total 19,722 real estate agent registrations have been granted as on 30th April 2019. Of these 5,678 Real estate Agent Registrations have been granted between 1st May 2018 and 30th April 2019. The distribution of the same month wise is as follows:

Real Estate Agent Registrations

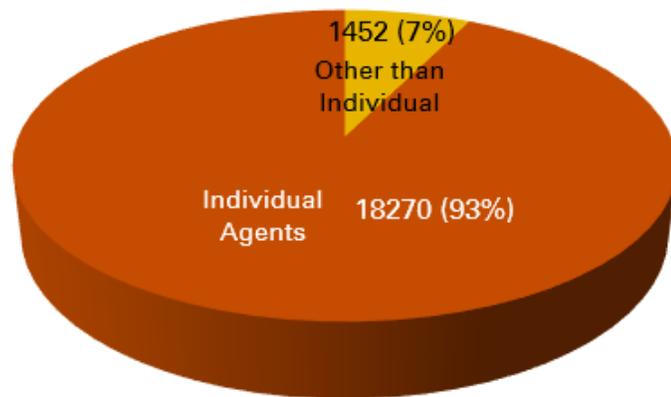


Average Agent Registrations per month	473
Total Agent Registrations in one year	5678

The distribution of total agents by type is as follows. Of total 19,722 agents registered as on 30th April 2019, 18,270 agents are individual real estate agents.

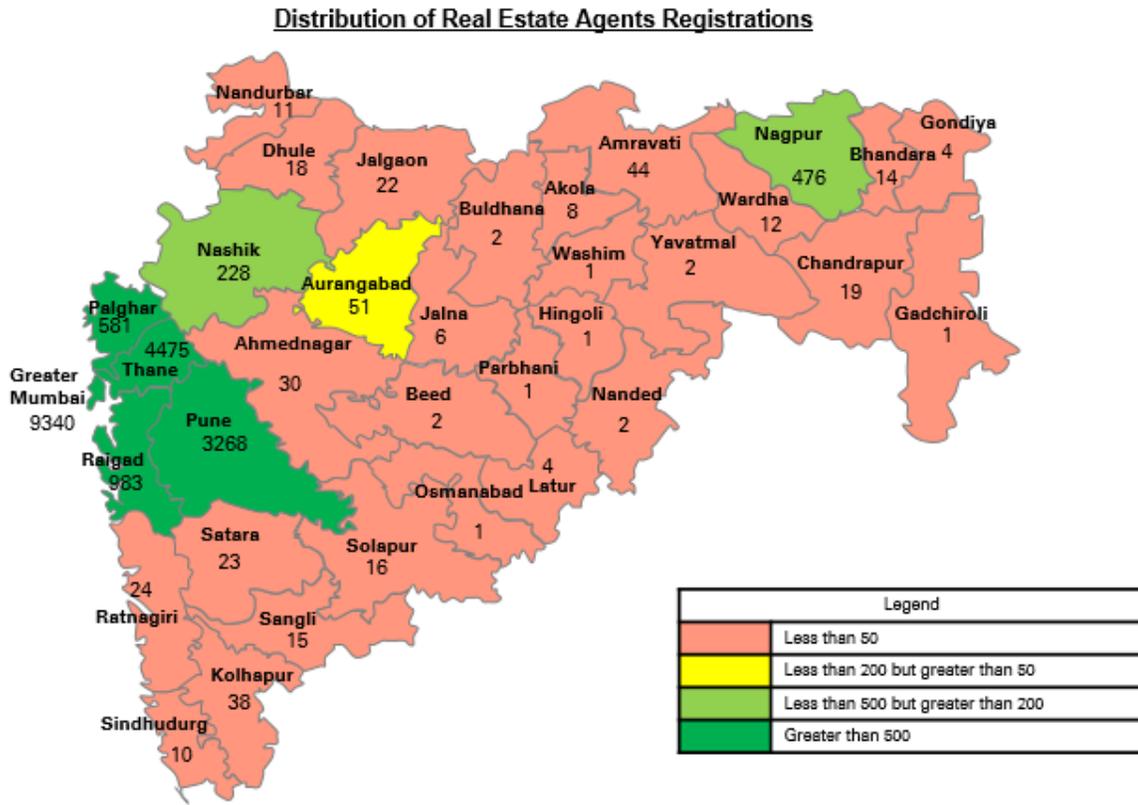
Distribution of Real Estate Agents Registration

Total Agents: 19722



■ Other than Individual ■ Individual Agents

The Real Estate Agents are distributed as follows state wise:

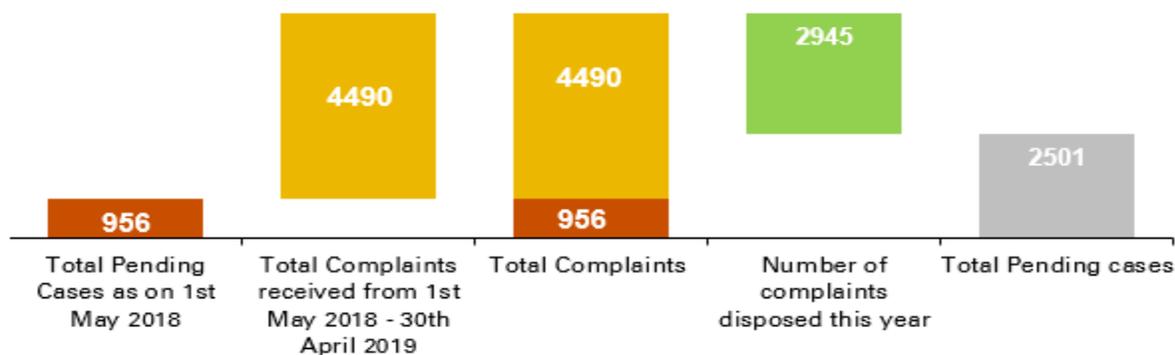


Detail of each of these agents are provided at the website at <https://maharera.mahaonline.gov.in>

4. Cases filed before the Authority and Adjudicating officers

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

Distribution of Complaints Redressal by 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.	956	4490	2945

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

Distribution of Cases Redressal by Adjudicating Officers



S.No	Number of Cases pending with adjudicating officers at the start of the year	Number .of cases received during the year by the Adjudicating Officers	Number of Cases disposed of by the Adjudicating Officers
1.	239	2543	1151

5. 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 ensure compliance of the provisions of the Act, the authority on monthly basis undertakes the following survey and activities:

S.No	Details
1.	Every 1 st and 15 th Day of the Month, list of all the promoters who have not updated their projects in the past three months is extracted and reminder mail is sent to them for compliance
2.	Every 5 th Day of the Month, list of all projects whose validity is about to be completed in next three months is extracted and reminder mail is sent to them to upload Form 4 or apply for extension
3.	Every 10 th Day of the month, All promoters are sent a mail listing Guidelines on Advertisements of Projects
4.	Every 20 th Day of the month, List of all projects where booking is more than 51% is extracted and reminder mail is sent for society formation, if applicable
5.	Every 25 th Day of the month, All promoters are sent a mail listing Guidelines on Agreement for Sale

Apart from this, Every 21st Day of the Month, monthly meeting with promoters association is held for review of compliance of provisions of act by promoters and to plan next steps for enhanced compliance.

6. 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

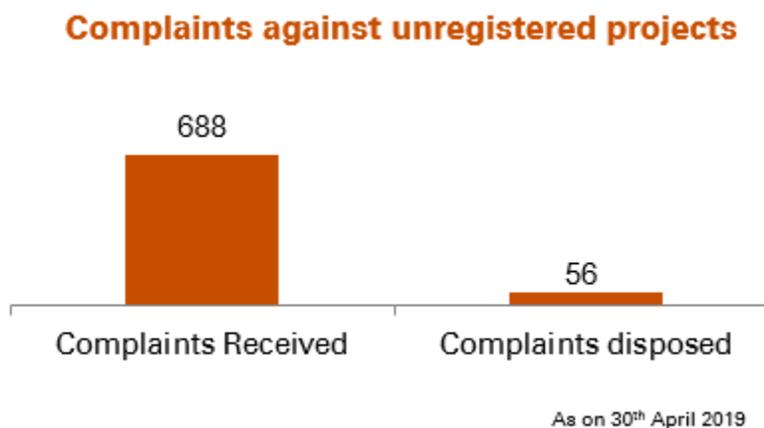
Apart from numerous measures highlighted previously, Authority is also taking following measures for identification of unregistered projects:

- Authority digitized the process for citizens to inform MahaRERA about projects which ought to be registered but have not been registered

- MahaRERA also launched facility for citizens to file complaints against projects which ought to be registered and have not been registered
- On receiving of such information/ complaint, 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 unauthorized and lack basic approvals, MahaRERA writes to concerned planning authority for demolition of such project

Till 30th April, Authority received 1186 applications for information against un-registered projects.

The Authority has also received 688 complaints against un-registered projects, of which 56 had been disposed.



7. 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

For projects which ought to be registered but have not been registered, the authority levies appropriate penalties and the promoters are made to register.

In this year, in 7 cases penalties were levied for delayed registration.

Details of all promoters and penalty paid is available at the website at <https://maharera.mahaonline.gov.in>

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

Till date, the authority has received 6719 cases and disposed 4218 cases. Numerous such judgements have penalties / interest / compensation imposed on complainant/ respondent.

Details of each of these cases, along with judgement and penalties imposed are listed on the website.

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

While hearing information / complaints against un-registered projects, the Authority at times directs the technical team to conduct investigation / inquiry against the un-registered project. The technical team conducts field visits and submits its report to the authority.

The Authority is also in the process of empanelling Technical Architects / Engineers who shall assist the authority in conducting these investigations.

9. Orders passed by the Authority and the adjudicating officer

Section 4 details the Orders passed by the Authority and Adjudicating Officer.

Till date, the authority has received 6719 complaints and they disposed 4218 cases. Details of each of these cases along with rulings are listed at the website for information.

Similarly, the adjudicating officers received 3028 cases and they disposed 1397 cases. Details of each of these cases along with rulings are listed at the website for information.

10. 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

11. 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.

12. Appeals

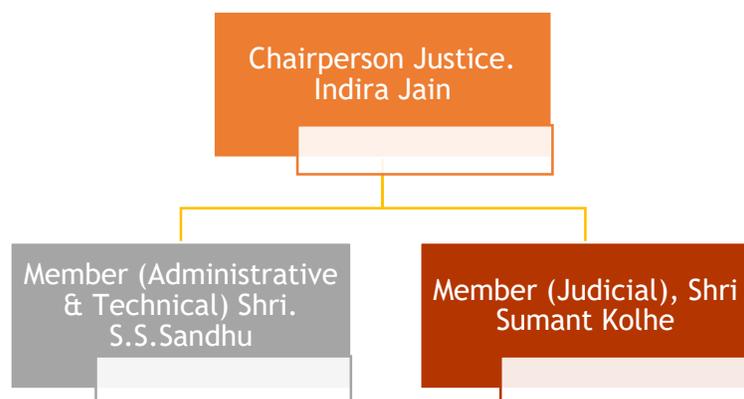
The Tables below provide details on Appeals received by the Appellate Tribunal

(i) Number of appeals filed against the orders of the Authority or the adjudicating officer in the year ending 30th April 2019	900
(ii) Appeals disposed during the year	319
(iii) Number of appeals allowed by the Appellate Tribunal during the year	138
(iv) Number of appeals disallowed by the Appellate Tribunal during the year	181

In this year, State government appointed permanent Appellate Tribunal vide order dated 8th May 2018. The Oath Ceremony of the Appellate Tribunal was undertaken on 24th December 2018



The Composition of Appellate Tribunal is as follows:



13. 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.

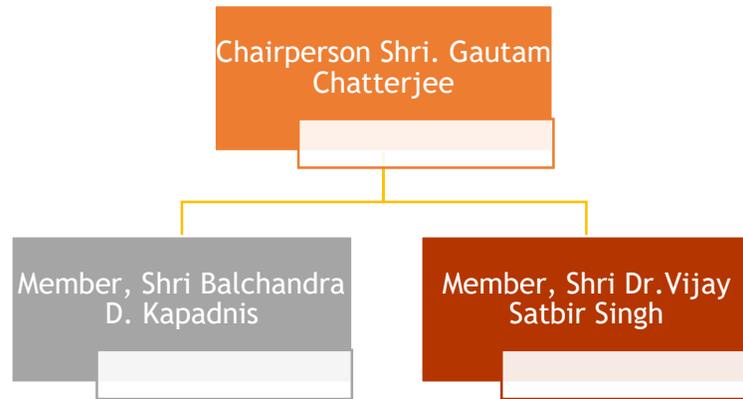
14. Advocacy measures under sub-section (3) of section 33

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

15. 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:

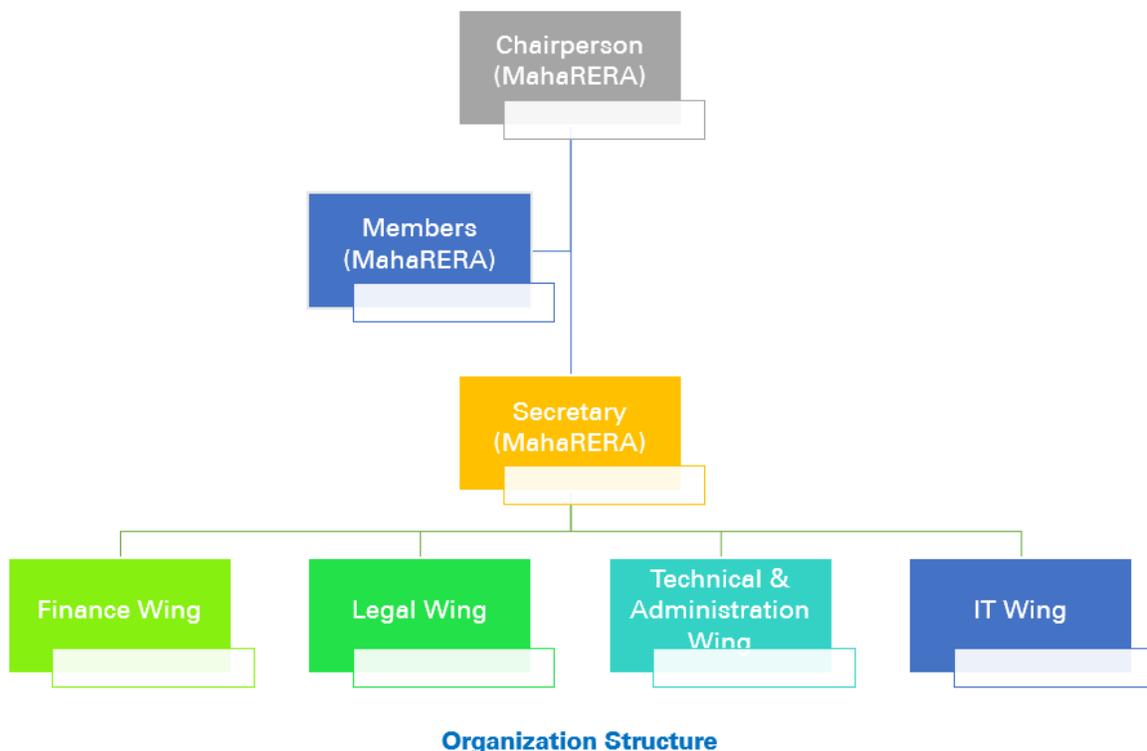
Designation	Name	Duration of Service
Chairperson, MahaRERA	Shri. Gautam Chatterjee	23 rd May 2017 - Ongoing
Member, MahaRERA	Dr. Vijay Satbir Singh	10th July 2017 - Ongoing
Member, MahaRERA	Shri Bhalchandra D. Kapadnis	1 st June 2017 - Ongoing

(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
Adjudicating Officer	Shri. W. K. Kanbarkar	3 rd October 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
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	3			3
11	Clerk	16	5			5
12	Accountant	4	0			
13	Steno (H.G)	4	4			4
14	Steno (L.G)	6	4			4
15	Multitasking Staff	14	10			10
		65	36	3	1	32

16. Experts and consultants engaged

The details of Experts and Consultants are as follows:

S.no	Title	Head Count
1	Legal Assistant / Consultant	4
2	Jr. Legal Consultant	5
3	Sr. Technical Consultant	1
4	Jr. Technical Consultant	1
5	IT Consultant	3

17. Employee welfare measures, if any, beyond the regular terms and conditions of employment, undertaken by the Authority

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

Diwali Bonus: All the employees were given a Diwali Bonus, over and above their monthly salaries. The amount of bonus ranged from 10,000 to 12,000 depending on the employees' level

18. Budget and Accounts

(i) Budget estimates and revised estimates, under broad categories for authority and tribunal:

Budget estimates and revised estimates, under broad categories for Authority:

Sr.No.	Heads of Accounts	Original Budget for FY 2018-19 Amt (INR)	Revised Budget for FY 2018-19 Amt (INR)	Budget for FY 2019-20 Amt (INR)
A)	<u>Personnel Cost</u>			
	Salary/Remuneration to Chairman & Members	10,000,000	9,100,000	10,000,000
	Salary to Deputation Staff	2,500,000	1,950,000	4,000,000
	Payment to agency for Contract Staff	5,000,000	3,000,000	6,000,000
	Payment to Contract officer (RERA)	10,000,000	14,100,000	17,500,000
	Telephone and other allowances to Chairman, Members & officers	500,000	1,600,000	2,500,000
	Pension and Leave Salary contribution	500,000	-	-
	Employers Contribution to Provident Fund	-	-	500,000
	Overtime	-	-	
	Medical Reimbursement of chairman, members and deputation staff	1,000,000	-	1,000,000
	Training Charges	100,000	-	100,000
	Leave Travel concession	350,000	200,000	300,000
	Total Personnel Cost A	29,950,000	29,950,000	41,900,000
B	<u>Adminstration Expenses</u>			
	Telephone Expenses	150,000	170,000	175,000
	Advertisement and Promotional exp.	1,500,000	1,800,000	2,500,000
	Audit Fees (CAG)	400,000	400,000	400,000
	Books, Periodicals & Newspaper	300,000	60,000	200,000

Computer Expenses, Repairs & AMC	1,000,000	160,000	500,000
Electricity Charges	3,000,000	30,000	3,000,000
Internet & Website charges	500,000	600,000	700,000
Legal and Professional Fees	10,000,000	5,000,000	7,500,000
Grants given to Tribunal	20,000,000	17,500,000	50,000,000
Grants given to Conciliation Forum	10,000,000	500,000	1,000,000
Vehicle Hire Expenses & car reimbursement	8,000,000	5,200,000	8,000,000
Office Expenses	1,500,000	1,500,000	2,500,000
Postage and Telegrams	150,000	60,000	70,000
Printing & Stationary	500,000	215,000	500,000
Rent, Rates and Taxes	60,000,000	1,500,000	60,000,000
Refreshment Expenses for Chairman & Members	120,000	-	100,000
Refund of late Registration Penalty	5,000,000	50,000	1,500,000
Project registration withdrawal fee	5,000,000	4,700,000	5,000,000
Refund of Deposits recovered from Developers	-	-	20,000,000
Travelling Expenses and Conveyance to Chairman & Members	1,500,000	615,738	600,000
Travelling Expenses and Conveyance to Staff	120,000	285,065	300,000
Misc. Expenses	500,000	-	-
Payment to Security Guards	800,000	-	2,000,000
Payment to Housekeeping Exps	500,000	-	1,500,000
Payment to the Consultant	5,000,000	10,000,000	10,000,000
Advances to Member, officer & staff for imprest	300,000	115,000	100,000

	GIS Based Mapping System		6,800,000	6,500,000
	Certification expense			1,500,000
	Quality Improvement Training programe for Workers		8,500,000	26,550,000
	Total Adminstration Expenses B	135,840,000	65,760,803	212,695,000
C	<u>Capital Expenditure - Probable</u>			
	Office Building	200,000,000	-	10,000,000
	Lease Hold Improvements, Renovation, Furniture & Fixtures for Rera Admin Building @ Mumbai / Pune / Nagpur	50,000,000	1,600,000	50,000,000
	Computer / Laptop / I-pad / Printers (to be Capitalised since inception of MahaRERA)	5,000,000	1,500,000	1,500,000
	Computer software/ Mobile app			5,000,000
	Vehicles	10,000,000	-	100,000
	Total Capital Expenditure - Probable C	265,000,000	3,100,000	66,600,000
	Total Expenditure (A+B+C)	430,790,000	98,810,803	321,195,000
D	<u>Revenue Receipt - Probable</u>			
	Receipt from Developers/ Agents	250,000,000	444,244,694	440,000,000
	Bank Saving Interest	500,000	275,000	300,000
	Fixed Deposit Interest	106,936,827	96,398,200	140,000,000
	Complaint Fees from Allottees & Citizens	10,000,000	23,125,000	20,000,000
	Penalty/Fine	20,000,000	45,000,000	45,000,000
	Misc. Receipt (Extension Fees, Admin-withdrawal charges, Tende Fees, etc.)	20,000,000	450,000	500,000
	Total Revenue Receipt Probable D	407,436,827	609,492,894	645,800,000

Budget estimates and revised estimates, under broad categories for Tribunal:

Sr.No.	Heads of Accounts	Original Budget for FY 2018-19	Revised Budget for the FY 2018-19	Proposed Budget for FY 2019-20
		Amt (INR)	Amt (INR)	Amt (INR)
A)	<u>Personnel Cost</u>			
	Salary & allowances of Chairperson	3,000,000	3,000,000	3,500,000
	Salary & allowances of Members	5,000,000	5,000,000	7,500,000
	Salary & allowances to the employees	2,000,000	2,000,000	6,000,000
	Total Personnel Cost (A)	10,000,000	10,000,000	17,000,000
B	<u>Administration Expenses</u>			
	Office Expenses			
	Advertisements	1,500,000	1,500,000	150,000
	Telephone Expenses	-		100,000
	Electricity Charges	1,200,000	1,200,000	200,000
	Legal & Professional Fees	1,000,000	1,000,000	500,000
	Vehicle/Hire charges	1,000,000	1,000,000	3,600,000
	Office Rent :			
	Rent to Indian City Property P Ltd	12,000,000	12,000,000	11,000,000
	Service Charge to ICP Facility Mngt P Ltd			6,000,000
	Office Printing , purchase, water bills & other expenses	1,000,000	1,000,000	1,500,000
	Chairman's Residence Furnishing Expenses (Revenue)			-
	Member's Residence Furnishing Expenses (Revenue)			-
	Other expenses	1,000,000	1,000,000	150,000

	Total Administration Expenses (B)	18,700,000	18,700,000	23,200,000
	Total Expenditure (A+B)	28,700,000	28,700,000	40,200,000
C	<u>Capital Expenditure</u>			
	Tribunal Building Fitout Cost to ICP Facility Mngt	Nil	10,000,000	-
	Furniture & Fixtures	Nil	1,000,000	-
	Computer / Laptop / I-pad / Printers / EPAX	Nil	Nil	500,000
	Chairman Residence Furnishing Expenses (Capital)			-
	Chairman Office at Residence	Nil		-
	Member Residence Furnishing Expenses (Capital)	Nil	Nil	-
	Total Capital Expenditure - (C)		11,000,000	500,000
	Total Expenditure (A+B+C)	28,700,000	39,700,000	40,700,000
D	<u>DEPOSITS & ADVANCES</u>			
	Rent Deposit to Indian City Property (equivalent to 5 months)	Nil	4,000,000	-
	Service Charge Deposit to ICP (equivalent to 5 months)	Nil	2,000,000	-
	Refund of Deposits on A/c of Penalty	Nil	30,000,000	60,000,000
	Imprest Advance payment for Expenses	Nil		75,000
	Total Deposits & Advances (D)	-	36,000,000	60,075,000
	Total Expenditure (A+B+C+D)	28,700,000	75,700,000	100,775,000
E	<u>Revenue Receipt - Probable</u>			
	Grant from MAHA-RERA	20,000,000	20,000,000	35,000,000
	Appeal Fees from complainants	2,500,000	2,500,000	5,000,000

	Interest on FD	1,500,000	1,500,000	2,500,000
	Interest from Bank on SB A/c	-	-	100,000
	Total Revenue Receipt (E)	24,000,000	24,000,000	42,600,000
F	<u>Deposits & Liabilities :</u>			
	Deposits on A/c of Penalty	5,000,000	40,000,000	60,000,000
	Total Receipts (E + F)	29,000,000	64,000,000	102,600,000

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

A/c code	Receipts	1st April 2017 to 31st March 2018		1st April 2018 to 31st March 2019	
		Amt (INR)	Amt (INR)	Amt (INR)	Amt (INR)
<u>2</u>	<u>To Fees Charge and Fine :</u>	-	1,525,242,886		510,320,491
2.1.	To Fees	1,335,515,675		481,208,452	
2.2.	To Charges	665,000		371,001	
2.3.	To Fines	189,044,708		28,512,741	
2.4.	To Other (Specify)	17,503		228,297	
<u>7</u>	<u>To Income on Investments and deposits:</u>	-	437,480		98,237,986
7.1.	To Income on Investments (on FD)	104,761		97,781,538	
7.2.	To Income on Deposits (SB)	332,719		456,448	
			1,525,680,366		608,558,477

(iii) Actual expenditure under broad categories;

A/c Code	Expenditure	1st April 2017 to 31st March 2018		1st April 2018 to 31st March 2019	
		Amt. (Rs.)	Amt. (Rs.)	Amt. (Rs.)	Amt. (Rs.)
13	Chairperson and Members	-	6,886,001		4,324,267
13.1.	Pay and Allowances	6,736,353		3,354,661	
13.2.	Other benefits			203,249	
<u>13.3.</u>	<u>Travelling Expenses</u>				
13.3.1	Overseas				
13.3.2.	Domestic	149,648		766,357	
14	Officers		5,218,964		8,714,572
14.1.	Pay and Allowances	5,218,964		8,551,409	
14.2.	Retirement benefits				
14.3.	other benefits				
<u>14.4.</u>	<u>Travelling Expenses</u>				
14.4.1	Overseas				
14.4.2.	Domestic			163,163	
15	Staff		3,962,283		8,021,064
15.1.	Pay and Allowances	3,802,125		7,712,969	
15.2.	Retirement benefits				
15.3.	Other benefits			9,000	
	Medical expenses	106,340		9,000	
<u>15.4.</u>	<u>Travelling Expenses</u>				
15.4.1	Overseas				
15.4.2.	Domestic	53,818		290,095	
16	Hire of conveyance		3,540,911		6,504,264
19	Honorarium		21,000		-
20	Other office expenses		3,482,611		7,585,045
	Books, Periodicals & Newspaper	53,905		114,376	

	Computer Expenses, Repairs & AMC	32,158		211,713	
	Internet Charges	279,500		521,301	
	Office Expenses	303,938		1,294,624	
	Payment to Agency for Contract Staff	2,487,480		4,075,322	
	Postage and Telegrams	21,526		56,797	
	Printing & Stationary	181,595		256,746	
	Telephone Expenses	122,509		224,195	
	Conciliators fees			144,000	
	Electricity Expenses			190,088	
	Scanning fees			116,609	
	Residence Furnishing Expenses			188,010	
	Security expense-tribunal			191,264	
<u>22</u>	<u>Consultation expenses</u>		13,467,542		14,065,970
<u>23</u>	<u>Seminar and conferences</u>		268,141		666,181
<u>25</u>	<u>Rent and taxes</u>		824,705		6,195,716
<u>27</u>	<u>Promotional Expenses</u>		751,315		1,136,365
<u>30</u>	<u>Purchase of Fixed Assets</u>		7,913,477		15,350,361
	Computers & Software	3,950,945		1,054,630	
	Computers & Software - Tribunal			2,705,522	
	Furniture and Fixtures	846,502		319,013	
	Furniture and Fixtures- Tribunal			344,959	
	Tools and Plants	348,820		168,400	
	Tools and Plants - Tribunal			358,818	
	Electrical Equipments	183,938		38,000	
	Office Renovation Exps	2,583,272		932,230	

	Office Renovation Exps - Tribunal	-		9,428,789	
35	Others		2,581		7,199,374
35.1.	Leave salary and pension				
35.2.	Contribution				
35.3.	Audit fees				
35.4.	Misc.				
	Bank charges	2,581		5,166	
	Training cost			7,194,090	
	Miscellaneous exp			118	
37	Depreciation		680,878		2,381,263
	Total		47,020,409		82,144,442

19. International co-operation

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

20. Capacity Building

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

(1) MahaRERA Online Application Training

From time to time, as and when new modules are deployed, MahaRERA conducts hands-on training of all employees and officers of the authority on usage of respective modules of MahaRERA application.

21. Ongoing programmes

A brief narrative of select ongoing programs

ISO Certification: MahaRERA is continuously striving to enhance quality, accountability and citizen centricity in not only real estate sector but also within its office. With this objective, MahaRERA is working towards achieving ISO 9001 quality management certification. It is ensuring standard well-defined processes and procedures increasing its credibility and citizen's confidence in MahaRERA.

GIGW Certification: As another step towards ensuring quality, MahaRERA is also in the process of getting GIGW Certification. This certification shall ensure that MahaRERA's website confirms to UUU trilogy i.e. user-centric, user-friendly and universally accessible. It shall also ensure that website is considerate to the needs of all citizens, including those with different abilities, such as audio-visual impairments and information & services are rendered in a manner that allows access by all.

22. Right to Information

	1 st May 2018 to 30 th April 2019
(i) Number of applications received by PIO/ APIO seeking information under RTI Act	456
(ii) Number of applications for which information has been provided by PIO	451
(iii) Number of applications pending with PIO	5
(iv) Number of appeals filed before the First Appellate Authority against the order of PIO	52
(v) Number of appeals which have been disposed of by First Appellate Authority	52
(vi) Number of appeals pending with the First Appellate Authority	0
(vii) Number of applications/appeals not disposed of in the stipulated time frame	0

23. Way Forward

MahaRERA aspires to develop a vibrant prosperous real estate ecosystem in Maharashtra wherein every family gets their dream home, professionals and labour force are empowered with requisite skills and resources, All stakeholders including promoters, Agents are thriving in an hassle-free, transparent , trusting and user-friendly environment. MahaRERA is committed to greater transparency and professionalism, wherein all stakeholders’ interests are protected and trust and confidence is established

In order to achieve this vision, MahaRERA shall work towards following strategic goals in the coming year:

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Delivering Homes</p>	<p>Ensuring Timely Completion of at least 4000 Registered projects in FY 20</p>	<p>Over the past two years, about 4000 registered projects have been completed. MahaRERA shall ensure that in the coming year atleast 4000 more projects are completed.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Improving Workmanship</p>	<p>Empowering Labour workforce and professionals with requisite skills and resources</p>	<p>Over the next five years, training about 10-12 lakh workers in MahaRERA registered projects. The key objective is to upskill workers from semi-skilled to skilled status in various trades. This shall improve workmanship leading to greater quality of construction.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Minimum Government Maximum Governance</p>	<p>Leveraging Technology for Minimum Government Maximum Governance</p>	<p>Leveraging Technology to all MahaRERA services are online and encouraging participative governance wherein all stakeholders including customers, promoters and agents partner with MahaRERA to realize its vision.</p> 

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Revival of Distressed Projects</p>	<p>Revive construction of atleast 1000 homes in distressed projects</p>	<p>MahaRERA shall start mapping out projects that are in distress and work with Association of allottees to complete these projects. MahaRERA has also issued Order No 819 dated 28th March 2019 detailing the process for completion of remaining development in distressed projects.</p> <p>This year, Authority shall strive to initiate construction of atleast 1000 homes in distressed projects alongside association of allottees.</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Enhance Trust</p>	<p>Enhance trust by increasing number of conciliations</p>	<p>In first of its kind initiative, MahaRERA initiated Conciliation Forum. On an average MahaRERA receives about 60 conciliation requests per month. MahaRERA shall strive to enhance the number of conciliations by atleast 10% in the coming year.</p> <p>Further, The authority shall try to increase the number of conciliation centres from 3 to 6 including cities like Aurangabad, Nashik and Kolhapur.</p>