



MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण

Order No: - 47/2023

No. MahaRERA / Secy / File No. / 899/2023

Date- 02/06/2023

Subject: MahaRERA Real Estate Agent Training and Certification

Whereas, Government of India has enacted the Real Estate (Regulation and Development) Act 2016 (the Act) and all sections of the Act have come into force with effect from 01.05.2017.

And whereas, the Government of Maharashtra vide Notification No. 23 dated 08.03.2017 has established the Maharashtra Real Estate Regulatory Authority, hereinafter referred to as "MahaRERA" or as "the Authority".

And whereas, the Government of Maharashtra has notified the 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 (the Rules) for carrying out the provisions of the Act.

And whereas, the Authority has notified the Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017 (the Regulations) to carry out the purposes of the Act.

And whereas, the Authority under Section 37 of the Act and Regulation 38 of the Regulations is vested with the powers to issue directions to the promoters, real estate agents and allottees from time to time as it may consider necessary.

And whereas, Chairperson, MahaRERA is vested with the powers of general superintendence and directions in the conduct of the affairs of MahaRERA under Section 25 of the Act.

And whereas, the Act was enacted to bring professionalism, accountability and competence in real estate sector.

And whereas, real estate agents are an integral part of the real estate sector, who connect home buyers / allottees and promoters and as such facilitate most of the real estate transactions.

And whereas, Section 9 of the Act, mandates every real estate agent to be registered with MahaRERA before facilitating the sale or purchase of or act on behalf of any person to facilitate the sale or purchase of any plot, apartment, unit or building as the case may be in a real estate project or part of it being sold by a promoter.

MAHARERA HEADQUARTERS

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महारेरा मुख्यालय

हाउसफिन भवन, प्लॉट नं. सी-21, ई-ब्लॉक, वांद्रे-कुर्ला-कॉम्प्लेक्स, वांद्रे (पूर्व), मुंबई ४०००५१.

दूरध्वनी. क्रमांक. ०२२-६८१११६०० ई-मेल: helpdesk@maharera.mahaonline.gov.in

And whereas, in order to bring about certain level of consistency in the practices of real estate agents, enhance knowledge and awareness of the regulatory and legal framework and practices, enforcement of code of conduct and with a view to ensure that real estate agents are professionally qualified to help / assist home buyers / allottees, MahaRERA has introduced basic real estate agent training and certification course for real estate agents across the State vide Order No 41/2023 dated 10th January 2023.

And whereas, MahaRERA has empaneled training providers to undertake training on the MahaRERA prescribed curriculum across the state.

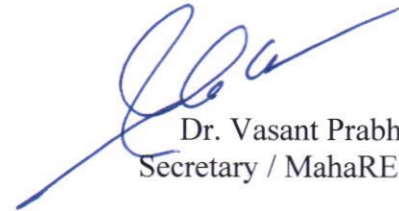
And whereas, large real estate agent organizations have requested that they have strong in-house training capacity to internally train their employees / staff who interact with home buyers/allottees on the MahaRERA prescribed curriculum.

In view of above, the following directions are being issued:

- a) Corporate Real Estate Agents that meet below mentioned criteria may be considered as eligible for providing MahaRERA prescribed real estate agent training:
 - i. Should have valid MahaRERA real estate agent registration certificate.
 - ii. Should have at least 500 full time employees/ staff on its payroll who interact with home buyers/ allottees for the purpose of facilitating sales for MahaRERA Registered Projects
 - iii. Should have a strong in-house training capacity & experience in providing real estate agent training to its employees. The organization would be required to give details of trainers and other facilities available to impart training.
- b) The Selected Corporate Real Estate Agent organizations shall be eligible to impart training only to their own employees/staff and not real estate agents who are on retainerhip / contractual basis or any other real estate agents.
- c) Eligible Corporate Real Estate Agents should submit their application to MahaRERA, detailing the qualifications of trainers, training facilities available, etc. and provide self-declaration that following shall be ensured:
 - i. Training as per curriculum & guidelines, prescribed by MahaRERA, shall be imparted to all the candidates eligible as per (b) above.
 - ii. Training shall be held through online / classroom / hybrid (online + physical)
 - iii. On successful completion of the program, records / details of the candidate shall be shared with MahaRERA as per formats provided by MahaRERA.
 - iv. Any eligible candidate can appear for the exam only after successful completion of the training program / course, as certified by the organization.

- v. An eligible candidate, trained by the organization, shall be permitted three attempts in the exam. Failing in all Three attempts, the candidate shall have to undergo re-training at any other MahaRERA empaneled training organization.
 - vi. Training provider shall handhold the candidate through the examination registration process & certification.
- d) The Selected Real Estate Agent Organization shall provide details of nodal officer (based in Maharashtra) who shall attend the fortnightly review meetings on behalf of the organization.

As approved by Authority.



Dr. Vasant Prabhu
Secretary / MahaRERA