



MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण

Order No. 48/2023

No. MahaRERA / Secy / File no. 27/ 112 /2023

Date: 18/08/2023

Subject: In the matter of increase in the levy of convenience fees payable by user including the levy of taxes and bank charges payable thereon.

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, Section 3(3) of the Act mandates the Authority, to operationalise a web based online system for submitting application for registration of real estate projects.

MAHARERA HEADQUARTERS

Housefin Bhavan, Plot No.C-21, E-Block, Bandra-Kurla-Complex, Bandra (E), Mumbai 400051

Tel. No. 022-68111600 • E mail : helpdesk@maharera.mahaonline.gov.in

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 some of the functions of the Authority under Section 34 of the Act is to publish and maintain a website of records as well as to maintain a database, on the website of the Authority.

And whereas, Regulation 48 of the Regulations empowers the Authority by an Order to fix standard fees, annual fees, to be levied on promoters or real estate agents or allottees for inspection of documents, certified copies of documents, updating of website, database management and maintenance of website.

And whereas, MahaOnline a Joint Venture of the Government of Maharashtra and Tata Consultancy Services had been appointed to operationalise the web based online system as well as to maintain the website and the database on the website of the Authority.

And whereas, MahaRERA vide Order No. 15/2017 dated 17.04.2017, had authorized MahaOnline to levy the convenience fees over and above the fees as prescribed by MahaRERA for the services as more specifically listed in Column II of the Table hereunder drawn for the users and at the rate as more specifically mentioned in Column III and IV respectively of the said Table.

And where, the said convenience fees to be charged by MahaOnline was exclusive of the taxes and the bank charges leviable on the said convenience fees.

And whereas, by MahaRERA Circular No. 10/2017 dated 04.08.2017 the convenience fees chargeable by MahaOnline for the Union Territories of Dadra and Nagar Haveli & Daman and Diu was fixed.

And whereas, the projects being undertaken by MahaOnline has been taken over by Maharashtra Information Technology Corporation Limited (MahaIT) a company wholly owned by the Government of Maharashtra.

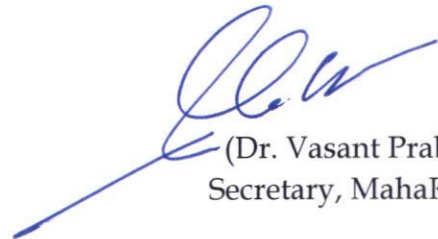
And whereas, MahaIT has requested MahaRERA to marginally increase the convenience fees pending total overhaul / revamp of the existing MahaRERA IT System.

And whereas, considering the above with effect from 20.08.2023, the convenience fees payable by users as more specifically listed in Column III of the Table hereunder drawn for the services as listed in Column II shall be as per the charges listed in Column V in place of the charges listed in Column IV at the frequency as listed in Column VI of the said Table.

Sr. No.	Service	Applicable Users	Existing Charges	Revised Charges Exclusive of Taxes and Bank charges (V)	Payment Frequency
(I)	(II)	(III)	(IV)	(V)	(VI)
1.	New Project Application Form per project	Real Estate Promoter	750	1050	Per Transaction
2.	Project Extension Request Form	Real Estate Promoter	500	700	Per Transaction
3.	Withdrawal Form per request	Real Estate Promoter	500	700	Per Transaction
4.	Project status update fees per project annually	Real Estate Promoter	500	700	Annually
5.	GIS integration with MahaRERA online application system	Real Estate Promoter	500	700	Per Transaction
6.	New Agent registration Form	Real Estate Agent	500	700	Per Registration
7.	Agent renewal request Form per request	Real Estate Agent	500	700	Per Transaction
8.	Complaint registration Form per complaint	Real Estate Promoter/Real Estate Agent / Citizen	50	70	Per Transaction

This Order shall come into force with effect from 20.08.2023.

(As approved by the Authority.)


(Dr. Vasant Prabhu)
Secretary, MahaRERA