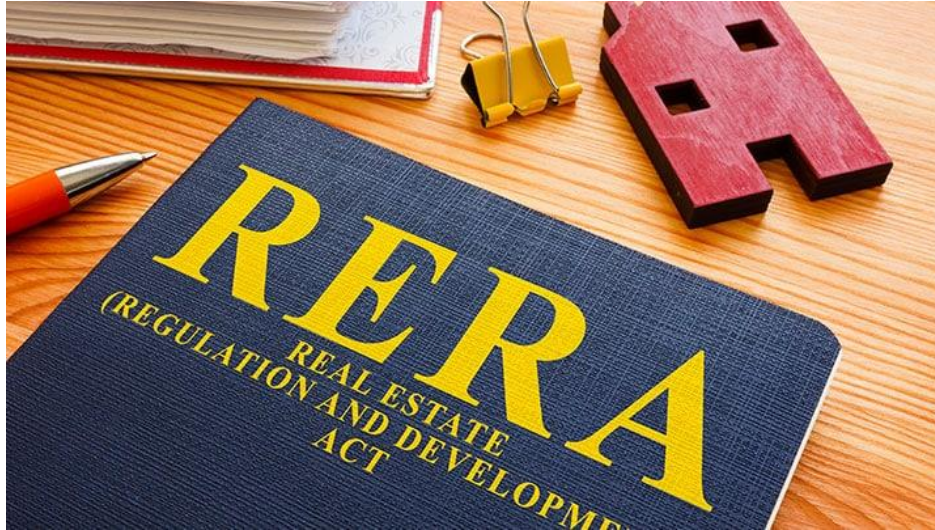


Handholding for Promoter in becoming RERA Compliant



By



CA. (Dr.) Adukia Rajkumar Satyanarayan

Your Candidate for Central Council Election (ICAI-WIRC) 2021 requesting your FIRST/BEST preference vote to Ballot No. 1 on my credentials and proven record and performance and let us contribute to make India No. 1 economy in world by making contributory services in all levels of economic activities, policy making initiatives through you and ICAI

- **MY MISSION IS TO TRANSFORM CA PROFESSION - MAKE EVERY CITIZEN ECONOMICALLY POWERFUL & INDIA THE MOST POWERFUL NATION OF WORLD!**
- **MY PASSION IS TO MAKE EVERY CA MEMBER & STUDENT SPEAKER & WRITER!**

Author of more than 300 books & Global business, professional growth and motivational coach
 Passionate to make anyone Speaker, Writer, Acquiring New Knowledge ,Professional Qualifications ,
 Growth in Business & Promotion As CEO

Member IFAC-PAIB committee 2001-2004; Member IFRS SMEIG London 2018-2020

Ex-director - SBI mutual fund, BOI mutual fund, global mediator and international arbitrator

B. Com (Hons), M.Com, FCA, FCS, FCMA, LL.B, LLM(Constitution),Dip CG, MBA, Dip IFRS (UK), DLL&LW, Dip IPR, Dip in Criminology, Ph. D, Mediation ,IP(IBBI), MBF, Dip HRM, Dip Cyber Law

20+ Certificate courses; 75+ Self Development Courses

Student of: MA (Psychology), MA (Economics), PGD CSR, PGD Crime Investigation IBBI (RV)

+++++

Ranks ALL INDIA 1st in Inter CA; 6th in CA Final; 3rd in CMA Final, 5th in Mumbai University +++

Chairman western region ICAI 1997; Council Member ICAI 1998-2016

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**By giving your most valuable First/Best Preferential Vote to me,
 I vouch you yourself will be the member of the council!**

You may read & download my articles from my website: - www.cadr Raj Kumar adukia.com



The article unfolds mandorty reporting, disclosure on part of promoter provided by RERA 2016. Professionals may view this as yet another crucial service opportunity who can provide their handholding support to promoter and making them RERA compliant.

Introduction:

Real estate has always been an attractive place for all stakeholders whether in terms of investment, profession, or end-users. The country underwent a massive revolutionary change in 2016 with the enactment of RERA.

It stands for the Real Estate (Regulation and Development) Act, 2016 that is in commencement since 1st May 2017, it is among such few legislation that has achieved an effective implementation and making its enacting objective reality in a span of just four years. In exercise of the power granted under section 20 of the act, so far there are 21 out of 28 and 3 Union Territories such as Delhi, Chandigarh, Pondecherry out of 8 UTs have set up fully functioning Real Estate Regulatory Authority (RERA) to govern their respective territories.

These authorities are conferred with power to monitor the real estate project of the concerned states. For boosting transparency and effectiveness the act recognizes certain procedural compliance and rights and duties of the key players of RERA that is Allottees (buyers), Real Estate Agents and Real Estate developers (Promoters/builders).

In order to accelerate equal growth for all stakeholders, the Real Estate (Regulation and Development) Act, 2016 i.e, RERA has conferred certain duties and responsibilities upon its key players in terms of mandatory compliance.

Transparency being the foundation of RERA, it has mandated compulsory registration of the Real Estate Project by the Promoters/real estate developers.

Who is exempted from registering the project?

1. The real estate the project proposed to be built on land not exceeding 500 sq. mtr or where the number of apartments in the project does not exceed 8 inclusive of all phases
2. The completed real estate project in the sense such project that has to receive completion certificate prior to the commencement of the act
3. The real estate project was undertaken for the purpose of renovation, and redevelopment that does not involve selling or new allotment of apartments, plots or buildings.

Apart from the above-exempted category of the project, rest have to acquire registration through the Real Estate Regulatory Authority (hereinafter “Authority”) set up in concerned state/ UT in order to eligible for marketing the same.

The registration process is completely online, however the promoter has to acquire a certain document, and information that is to be submitted along with registration request on the online portal maintained by concerned authority.



The list of mandatory documents and information is as below:

1. Name, photo of promoter as well as details of his enterprise, its type, registered address, particular of enterprise's registration
2. Details of previous real estate project launched by the promoter (completed, under development), delay if any, pending litigations, types of land, pending payments etc
3. All approvals and commencement certificates obtained through competent authority concerning the project (including approvals if the project is being developed in phases)
4. Sanctioned plan by the competent authority, layout plans along with specifications & phases
5. Development plan including all proposed facilities
6. Location of the project and details of land demarcated for the same
7. Proforma of the allotment letter, agreement for sale, conveyance deed to be registered with allottee

8. Apartment details to be offered for sale including numbers, types, carpet area, area of balcony, area of verandah, open terrace areas apartments
9. Garage for sale – numbers and area etc.
10. Real estate agents, their numbers and address
11. Declaration under section 4(2)(1) [the format of such declaration is provided in Form ‘B’ contained under 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 and can be accessed at <https://maharera.mahaonline.gov.in/>]

Additional documents:

12. PAN card
13. Details of chairman, partners, directors such as name, photos, contact number and addresses etc.
14. Legal titled report authenticated by practicing advocate
15. Collaboration/development agreement/ joint development agreement between the promoter and landowner (if the promoter is not the owner of the land)
16. Encumbrances certificate
17. Sanctioned plans containing FSI/TDR and other entitlements, proposed plan, proposed layout plan, proposed and sanctioned FSI
18. Proposed and sanctioned number of buildings/wings, floors
19. Aggregate area in sq. meters, number of covered parking spaces
20. Details of Architecture and Design Standards, Type of Construction Technology, Earthquake Resistant Measures
21. Nature of organization of allottees to be constituted

22. Membership details with MahaRERA registered Self Regulatory Authority

Additional information by the ongoing project:

23. Estimated cost for the completion of the project (Difference of total estimated cost and cost incurred)

24. Balance amount receivable from the sold apartments

25. Balance unsold area

26. Estimated amount proceeds from the unsold apartments

27. Estimated receivables from the ongoing project (addition of points 24 and 25)

28. Amount to be deposited in a designated account with scheduled bank

Registration process:

The promoter first has to create a login id and password on the registration icon maintained on the authority online portal, after successful login he may proceed with submission of the above-given documents and information. This will be followed by the last and final step of payment of fees that will be calculated on the area of the land proposed to be developed at the rate of, rupees ten per square meter.

Once the application is submitted the promoter, the concerned authority will initiate action within 30 days, they either grant registration or reject the application request.

If the registration is to be granted, the authority within 7 days of the expiry of 30 days will provide a 10 digit registration number along with login ID and password for accessing the website of the Authority and to create his web page and to fill therein the details of the proposed project. The authority will issue

registration certificate in Form 'C' under prescribed under Rule 6(a) of 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.

Whereas if the registration request gets rejected for want of non-confirming with the provision of the act, the same is to be intimated by issuing Form 'D' under Rule 6(b) of 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.

Duty after the grant of registration:

It should be noted mere seeking registration under RERA does not free the promoter from obligation conferred by the act as the true task starts after that.

Once the promoter is in the receipt of Login ID and Password he is required to create his webpage on the authority's website. **Subsequent to that for the purpose of public viewing the promoter has to specify the below-mentioned details on the webpage:**

1. Project registration details such as registration number, validity, etc

Quarterly updated of below-mentioned details

2. Details of apartment/plots such as number, types booked
3. List of number of garages booked
4. Approval taken that are pending subsequent to the commencement certificate
5. Status of the project pertaining to construction, grant of approvals, etc
6. Quarterly progress report

What is a quarterly progress report?

The MahaRERA vide order 18/2021 dated 30.07.2021 in order to implement the Financial Quarter Based Project Reporting System has now made mandatory for all the promoter to submit the quarterly progress report (hereinafter “QPR”) to be submitted within 7 days of every Quarter ends that is the 7th day of July, October, January, and April.

For the purpose of quarterly update of July, the QPR is to be submitted by 15.08.2021 for all registered projects.

Content of QPR:

- Increment changes in various building plans approvals
- Status of the project: Physical and Financial progress of the Project with Form 1, Form 2, Form 2A (Engineers certificate for Quality Assurance under Regulation 3 of MahaRERA General Amendment Regulations,2017) and Form 3
- Form 5 submitted in concerned quarter (quarter II)
- Form 4 (Architect certificate to be issued on completion of each building/wing) if applicable
- Status of booking of plots/apartments/units
- Status of booking of garages, covered parking
- Changes in project professional such as Architect, Engineer, Chartered Accountant, Real Estate Agents etc.
- Changes in Encumbrances report
- Status of association of allottees
- Status of conveyance
- Changes in project details

As an effort of inculcating accountability and professionalism the authority has provided strict observance of QPR compliance, in the event of failure to the same stringent action is proposed to be taken with the following steps.

- If the promoter misses the online submission of QPR a web-generated notice to be sent within 10 days asking for compliance the same shall be made available for public view on authority's portal
- Subsequent to failure within 15 days, the chief planning officer of the authority calls upon the promoter giving opportunity reasoning the non-compliance on his part and will put the case before the authority for penal actions
- Until the quarterly update has been filled the said promoter be restricted from availing authority's service pertaining to the extension of registration, correction, etc.

Other compliance:

Separate account under the Schedule Bank:

The act under section 4(2)(1)(D) requires the promoter to deposit in schedule bank, the 70% of the amount realized for the real estate project from allottees by maintaining a separate account in such a bank. The amount so deposited could be withdrawn only to cover the construction and land cost of the concerned real estate project and is to be certified by an engineer, architect, and chartered account in practice.

The required certificates from professionals are as below:

1. First, from the project Architect certifying the percentage of completion of construction work of each of the building/wing of the

project; (Form 1 under Regulation 3 of the MahaRERA General Regulations, 2017)

2. Second, a certificate from the Engineer for the actual cost incurred on the construction work of each of the building/wing of the project; (Form 2 under Regulation 3 of the MahaRERA General Regulations, 2017)
3. Third, a certificate from a practicing Chartered Accountant, for the cost incurred on construction cost and the land cost (Form 3 under Regulation 3 of the MahaRERA General Regulations, 2017)

He is required to get such designated separate account audited through practicing chartered accountant within six months of the end of every financial year (Form 5 under Regulation 4 of the MahaRERA General Regulations, 2017).

Self-declaration to the Bank:

The promoter as additional compliance is required to submit quarterly a self-declaration to the bank wherein he is maintaining designated separate account. The format of self-declaration is as below:

SELF – DECLARATION

I, Mr./Mrs. _____ Promoter of the ongoing project having MahaRERA Registration No. _____ do hereby state and declare on solemn affirmation as under:

I say that 70% amount received from the allottee of the said project is deposited by me in a designated separate account and I am entitled to withdraw the said amount proportionate to the progress in the Real Estate Project.

I say that my withdrawals from my designated separate account No. _____ in the quarter _____ (April-June, July-

September, October-December, January-March) of the year _____ are proportionate to the progress of Real Estate Project and for withdrawal of the amount. I have obtained requisite certificates from the Project Architect, Engineer, and Practising Chartered Accountant.

I undertake to produce these certificates for inspection if required by the Bank/MahaRERA Authority.

Your faithfully,

Place:

Date: _____ signed & seal of the promoter.

The MahaRERA circular pertaining to mandatory self declaration to the bank can _____ be _____ accessed at https://maharera.mahaonline.gov.in/Upload/PDF/Self_Declaration_by_Promoters_to_Bank.pdf

Membership with the registered Self Regulatory Authority:

It now mandatory for the promoter seeking registration of the project with MahaRERA to acquire the membership of the MahaRERA registered self-regulatory authority who can be group/association/federation of promoters.

The list of registered SRO as below:

1. [NAREDCOWEST](#) Foundation
2. [CREDAI-MCHI](#) (Maharashtra Chamber of Housing Industry)
3. [CREDAI- Maharashtra](#)
4. [Builders Association of India Maharashtra State](#)
5. [Marathi Bandhkam Vyavsayik Association](#)

6. [Brihan Mumbai Developers Association](#)

This registered SRO is assigned with below mentioned functions and powers and the member-promoter required to adhere to the same:

1. Ensuring and encouraging members for complying with Act and rules, regulations, orders, circulars made/issued thereunder
2. Carry out awareness and education activities among its members
3. Specify the standard of conduct for its members and implementing the same by its members.
4. Create governing norms which are not be in conflict with Rules, Regulations, Circulars and Orders of MahaRERA.

Statutory Obligations on part of promoter after registration:

Under section 11:

- Giving authority's website and project registration details while advertising the said project
- Making available to the allottees at the time of apartment booking all details of sanctioned plan, layout plans including specification as approved by the competent authority, a stage-wise detailed schedule of project completion and displaying the same at the site.
- Observing the obligation under the registered agreement for sale executed between him and allottees till the transfer of conveyance
- The promoter's responsibilities with structural defects shall continue even after the transfer of conveyance
- Obtaining the completion certificate, occupancy certificate and making them available to the allottees

- Obtaining lease certificate if the project is to be developed on leasehold land
- Essential service on reasonable charge till maintenance is taken over by association of allottees
- Forming the association of allottees, society, cooperative society as the case may be by applying local laws
- The association of allottees are to be formed within 3 months of the majority of allottees booked their plot/apartment (in case of absence of local laws)
- Execution of registered deed of conveyance of building/plot, apartments as the case may be containing the undivided proportionate title of association of allottees in the common areas.
- Paying the outgoing concerning the apartment/plot until the transfer of possession
- The obligation of payment of outgoing will continue if the promoter fails to pay the same before transferring the possession
- The promoter cannot mortgage or create a charge of plot/apartment/building once the agreement for sale is executed for the same
- To cancel the agreement for sale only in accordance with terms and conditions of the same
- Maintaining details prescribed by the authority under the act
- section 12 : Obligations of promoter regarding the veracity of the advertisement or prospectus.
- section 13: promoter cannot take any deposit or advance from the allottees without first entering into an agreement for sale, also the threshold of receiving the advance deposit is 10% of the cost of the plot, building, apartment as the case may be.

- section 14 : Adherence to sanctioned plans and project specifications
- Section 15: Not to transfer his majority rights and liabilities concerning the real estate project without first obtaining written consent from 2/3rd allottees and written approval from the authority
- Section 16: a promoter is obligated to obtain insurance of real estate project in respect of title, land, construction etc
- Section 17: Transferring the title by executing the registered conveyance deed in favor of the allottee hand over the physical possession of the plot, apartment of the building, as the case may be, to the allottees and the common areas to the association of the allottees or the competent authority, as the case may be, in a real estate project, Subsection (2) requires that After obtaining the occupancy certificate and handing over physical possession to the allottees in terms of sub-section (1), it shall be the responsibility of the promoter to handover the necessary documents and plans, including common areas, to the association of the allottees or the competent authority, as the case may be, as per the local laws:
- Section 18: it is the duty of promoter to return consideration amount and compensation if he fails to complete or is unable to give possession of an apartment, plot, or building

Under section 19:

- Informing the allottees of sanctioned, layout plans when asked for
- Providing details of stage-wise completion of project and details such as provisions for water, sanitation, electricity, and other amenities and service as agreed by him in pursuant to the registered agreement for sale
- Providing allottees with necessary documents, plan including common areas after handing over physical possession

Obligation pertaining to section 15 transferring real estate project to a third party:

Section 15 requires that obtainment of written consent from 2/3rd allottees and prior written approval of authority is necessary for promoter so as to transfer majority of his rights and liabilities concerning the real estate project to the third party.

Pursuant to the said provision the MahaRERA vide circular no. 24/2019 dated 04.06.2019 specified the detailed procedure to be observed by the promoter.

- a. The promoter seeking transfer have to apply before authority with the written consent of 2/3rd allottees of the real estate project
- b. The application for a change of promoter (prescribed under aforementioned circular) has to be the email to the Secretary, MahaRERA at the secy@maharera.mahaonline.gov.in being aware of potential transfer accruing from enforcement of mortgage
- c. Informing to all the allottees about the potential transfer
5. Within seven days once the transfer is effected, the financial institution, the creditor has to inform the allottees and Secretary, MahaRERA on secy@maharera.mahaonline.gov.in of enforcement of security resulting in transfer
6. Such financial institution/creditor acting as new promoter has to apply for necessary correction in registration details
7. The application for necessary up dation of information is accompanied with undertaking by the new promoter undertaking that he will comply with the obligation concerning the agreement for sale between erstwhile promoter and allottees

The strict compliance under RERA has ensured robust and trustworthy mechanisms that have certainly enhance the confidence of stakeholders.

Few websites to refer:

1. The Revenue Department <https://rfd.maharashtra.gov.in/en>
2. The Development Authority/ or the local Municipal Authority (in case of Mumbai district this may be obtained from Bombay Municipal Corporation <https://portal.mcgm.gov.in/irj/portal/anonymous>)
3. The Building Proposal Office <https://autodcr.mcgm.gov.in/bpamsclient2/Login.aspx>
4. Tree Authority Committee/ Water and Drain Department/ Sewage Department/ Electrical Department/ Traffic and Co-ordination department/ Chief Fire Officer under Municipal Corporation <https://portal.mcgm.gov.in/irj/portal/anonymous>
5. The Ministry of Environment, Forest and Climate Change / the State Environment Impact Assessment Authority (SEIAA)/ State level expert Appraisal Committee <http://environmentclearance.nic.in/>
6. The Archeological survey of India <http://asiegov.gov.in/>
7. The Pollution control board <https://mpcb.gov.in/node>
8. The Civil Aviation Department <https://www.civilaviation.gov.in/>
9. The Central Ground Water Authority <http://cgwa-noc.gov.in/LandingPage/index.htm>
10. The Coastal Zone Management Authority <https://mczma.gov.in/>
11. The Public Work Department <https://pwd.maharashtra.gov.in/>
12. <https://rera.ap.gov.in/RERA/Views/Home.aspx>
13. <https://rera.ap.gov.in/>
14. <http://123.63.38.197/>
15. <https://rera.cgstate.gov.in/>
16. <https://rera.goa.gov.in/reraApp/home>
17. <https://gujrera.gujarat.gov.in/>
18. www.harayanarera.gov.in
19. www.harayanarera.gov.in
20. <http://www.hprera.in/WebSite/Home>
21. <https://jharera.jharkhand.gov.in/>
22. <https://rera.karnataka.gov.in/home?language=en>

23. <https://rera.kerala.gov.in/>
24. <http://www.reat.mp.gov.in/contact-us>
25. <https://maharera.mahaonline.gov.in/>
26. <http://udpamizoram.nic.in/RERA.html>
27. <https://rera.odisha.gov.in/>
28. <https://www.rera.punjab.gov.in/index.html>
29. <https://rera.rajasthan.gov.in/>
30. <https://rera.rajasthan.gov.in/Tribunal>
31. <https://www.rera.tn.gov.in/>
32. <http://rera.telangana.gov.in/>
33. <https://rera.tripura.gov.in/>
34. <http://www.uhuda.org.in/>
35. <https://www.up-rera.in/index.aspx>
36. <http://rera.chbonline.in/>
37. <https://rera.delhi.gov.in/>
38. <http://prera.py.gov.in/>

Other

[Ministry of Housing and UrbanAffair](http://mohua.gov.in/) <http://mohua.gov.in/>

[s Atal Mission for Rejuvenatio n and Urban Transformati on \(AMRUT\), Govt. of India Building Materials and Technology Promotion](http://amrut.gov.in/content/) [http://amrut.gov.in/content/ https://www.bmtpc.org/](https://www.bmtpc.org/)

Council
(BMTPC)

CPWD
Sewa -
Central
Public <https://cpwdsewa.gov.in/>
Works
Department
(CPWD)

Central
Government
Employees
Welfare <https://www.cgewho.in/>
Housing
Organisation
(CGEWHO)

-
Central
Public
Health and
Environment
al <http://cpheeo.gov.in/>
Engineering
Organisation
(CPHEEO)

Central
Public
Works <https://cpwd.gov.in/>
Department
(CPWD)
Complaint
Registration
and
Monitoring <https://cpwdsewa.gov.in/>

System,
CPWD
Environment
Protection in
Government <http://epgc.gov.in/>
Colonies,
Directorate
of Estates

Geo Portal
for Urban
Mission,
Ministry of
Housing and
Urban
Affairs
Global
Housing
Technology
Challenge -
India
(GHTC -
India)
Ministry of
Micro, Small
& Medium
Enterprises
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Corporation
Limited
(HUDCO)
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Ministry of
Urban
Developmen
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National
Capital
Region
Planning
Board
(NCRPB)
National
Cooperative
Housing
Federation
of India
(NCHFI)

<http://geourbanmissions.gov.in/>

<https://ghtc-india.gov.in/>

<https://msme.gov.in/>

<https://www.hudco.org/>

<https://ldo.gov.in/>

<http://ncrpb.nic.in/>

<https://www.nchfindia.net/>

National
Institute of
Urban <http://www.niua.org/>
Affairs
(NIUA)
National
Projects
Construction
Corporation <http://npcc.gov.in/>
Limited
(NPCC)
National
Real Estate
Developmen <http://naredco.in/>
t Council
National
Building
Organisation <http://nbo.nic.in/>
(NBO)
National
Buildings
Organisation
(NBO),
Building
Related <http://briks.gov.in/>
Information
and
Knowledge
System
National
Rural
Infrastructur
e <https://pmsgsy.nic.in/>
Developmen
t Agency
(NRIDA)
National,
Urban,
Livelihoods, <http://nulm.gov.in/>
Mission,
NULM
North
Eastern
Region <https://nerudp.nic.in/>
Urban
Developmen

t Programme
(NERUDP)
Phase-I

Pradhan
Mantri Awas

Yojana-
Urban : <https://pmayuclap.gov.in/>

CLSS Awas
Portal
(CLAP)

State
Institute for
Urban <http://www.siudmysore.gov.in/>

Developmen
t (SIUD)

Swachh
Bharat
Mission - <http://swachhbharaturban.gov.in/>

Urban
Povertiy
Eradication
Mission <https://www.kudumbashree.org/>

(Kudumbash
ree)

Pradhan
Mantri Awas
Yojana
(Urban) - <https://pmay-urban.gov.in/>

Housing for
All

Pradhan
Mantri Awas
Yojana <http://pmaymis.gov.in/>

(Urban) -

MIS Portal
Smart Cities

Mission,
Govt. of <https://smartcities.gov.in/>

India

Unified

Traffic and
Transportati

on <http://uttipec.nic.in/>

Infrastructur
e Centre
(UTTIPEC)

Urban Development Directorate, Uttarakhand Web Based Project Monitoring System - Central Public Works Department (CPWD) Commissioner and Director of Municipal Administration (C & DMA), Andhra Pradesh Amaravati Metropolitan Region Development Authority, Andhra Pradesh Directorate of Town and Country Planning, Government of Andhra Pradesh National Academy of Constuction, Hyderabad, Andhra pradesh PHMED - Public Health and Municipal

<https://udd.uk.gov.in/>

<https://cpwdpms.gov.in/>

<https://cdma.ap.gov.in/>

<https://crda.ap.gov.in/APCRDAV2/views/Home.aspx>

<http://dtcp.ap.gov.in/dtcpweb/DtcpHome.html>

<http://nac.edu.in/>

<http://www.appublichealth.gov.in/home.do;jsessionid=C31F1DFFD0EBABBF4849E4F27FBBE2B>

Engineering Department, Andhra Pradesh Portal of Tribal Welfare Department, Andhra Pradesh Assam Urban Infrastructure Investment Program (AUIIP) Directorate of Municipal Administration, Govt. of Assam Bangalore Metropolitan Task Force (BMTF) Karnataka Urban Infrastructure Development and Finance Corporation (KUIDFC) Bathinda Development Authority (BDA), Bathinda, Punjab CIDCO New Towns - City and Industrial Development

<https://aptribes.gov.in/>

<http://auiip.nic.in/>

<https://dma.assam.gov.in/>

<http://bmtf.gov.in/>

<http://www.kuidfc.com/>

<http://bdabathinda.in/en>

<http://cidconewtowns.gov.in/>

Corporation
of
Maharashtra
Limited
Maharashtra
Urban
Infrastructure
Fund

<http://www.muidcl.com/>

(MUIF),
Mumbai
Maharashtra
Housing and
Area

<https://www.mhada.gov.in/en>

Developmen
t Authority
Nagar Vikas

<https://urban.maharashtra.gov.in/>

Vibag,
Maharashtra
Commission
er and
Director of
Municipal
Administrati

<http://cdma.telangana.gov.in/>

on
(C&DMA),
Telangana
Mission for
Elimination
of Poverty in

<https://tmepma.cgg.gov.in/home.do;jsessionid=F2F27458EE88DAB1E46748EB79586BCB>

Municipal
Areas
(MEPMA),
Government

of
Telangana
Public

Health &
Municipal
Engineering
Department

<https://publichealth.telangana.gov.in/home.do;jsessionid=5C57287B6FBF0A3C674FB7DF9BEEF61F>

(PHMED),
Telangana
Telangana
Municipal

<http://mdp.telangana.gov.in/SocialSafeguards.html>

Developmen
t Project

(TGMDP)

Delhi Urban

Art

Commission

(DUAC)

Hindustan

Prefab

Limited,

New Delhi

Department

of

Architecture,

Haryana

Online

Building

Plan

Approval

System

(HOBPAS),

Government

of Haryana

Devbhoomi

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Uttarakhand

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(GSIDS)

Open

Government

Data Portal

of Surat

Municipal

Corporation

Settlement

Commission

<https://www.duac.org/>

<http://hindprefab.in/Home.aspx>

<https://architecturehry.gov.in/>

<https://haryanabpas.gov.in/OBPASPORTAL/>

https://bhulekh.uk.gov.in/public/public_ror/Public_ROR.jsp

<https://communi.gujarat.gov.in/>

<https://gujhd.gujarat.gov.in/>

<https://smartcities.data.gov.in/>

<https://www.landrecords.gujarat.gov.in/>

er and
Director of
Land
Records
Directorate
of Boilers, <http://www.boilers.tn.gov.in/>
Tamil Nadu
Online
Repository
of Urban
News - <http://www.tniusnews.org/cgi-sys/suspendedpage.cgi>
TNIUS,
Coimbatore
Tamil Nadu
Institute of <http://www.tnius.org/cgi-sys/suspendedpage.cgi>
Urban
Studies
Tamil Nadu
Institute of
Urban <http://www.tniuscbe.org/cgi-sys/suspendedpage.cgi>
Studies
(TNIUS),
Coimbatore
Tamil Nadu
Regulation
of Rights
and
Responsibilit <https://www.tenancy.tn.gov.in/>
ies of
Landlords
and Tenants
Act 2017
Tamil Nadu
Urban
Infrastructur <http://www.tnudf.com/>
e Financial
Services
Ltd.
Directorate
of Estates,
Government <https://sampada.mp.gov.in/>
of Madhya
Pradesh
Directorate
of Town and <http://mptownplan.gov.in/>
Country

Planning
(MPTOWN
PLAN),
Government
of Madhya
Pradesh,
Bhopal.
e-Nagar
Palika,
Government <https://www.mpenagarpalika.gov.in/irj/portal/anonymous>
of Madhya
Pradesh
Directorate
of Housing,
Government <http://meghousing.gov.in/>
of
Meghalaya
Meghalaya
Urban
Developmen <http://mudashillong.gov.in/>
t Agency
(MUDA)
State
Investment
and Project
Management
and <https://sipmiu.nic.in/>
Implementat
ion Unit,
Shillong,
Megalaya
EMS
Housing
Scheme
Monitoring <http://emshousingkerala.gov.in/>
System,
Idukki,
Kerala
Housing
Commission <http://www.hsgcomr.kerala.gov.in/>
erate
Town
planning <http://townplanning.kerala.gov.in/>
Department
Government
of India <http://giso.gov.in/>

Stationery
Office,
Kolkata
Haldia
Developmen <https://www.hda.gov.in/>
t Authority
Haldia
Developmen
t Authority <https://www.hda.gov.in/>
(HDA),
West
Bengal
Kolkata
Metropolitan
Developmen <http://www.kmdaonline.org/>
t Authority
New Town
Kolkata
Developmen <https://www.nkdamar.org/Pages/index.aspx>
t Authority
Jaipur
Developmen <https://jda.urban.rajasthan.gov.in/content/raj/udh/jda---jaipur/en/home.html>
t Authority
Town
Planning
Department, <http://ctp.rajasthan.gov.in/>
Govt. of
Rajasthan
Moradabad
Developmen
t Authority, <https://mdamoradabad.org/>
Uttar
Pradesh
Urban
Transport
Directorate, <http://uputd.gov.in/>
Uttar
Pradesh
Uttar
Pradesh
Housing and <https://www.upavp.in/>
Developmen
t Board
Town and
Country <http://uptownplanning.gov.in/>
Planning

Department,
Uttar
Pradesh
e-
Municipaliti
es -
eServices to
citizens and
Employees <http://e-nagarsewaup.gov.in/ulbapps/>
of Urban
Local
Bodies of
Uttar
Pradesh
Official
Portal of
Rural
Housing <https://rhodisha.gov.in/>
Schemes of
Odisha
Smart City
Bhubaneswa <http://www.smartcitybhubaneswar.gov.in/>
r, Odisha
Special Area
Developmen
t Project for
Kalahandi, <http://kbk.nic.in/>
Bolangir and
Koraput
Districts of
Odisha.
odisha
eMunicipalit
y, Housing
and Urban
Developmen <https://www.ulbodisha.gov.in/or/emun/home>
t
Department,
Odisha
Public
Health
Engineering
Organisation <https://www.pheoodisha.gov.in/>
(PHEO),
Odisha

Online
Application
for
Individual <http://oasys.bih.nic.in/>
Household
Latrine
(IHHL),
Bihar
Official
website of
Land <https://landrevenue.mizoram.gov.in/>
Revenue and
Settlement
Department
Regional
Centre for
Urban and
Environment
al Studies <http://rcueshyd.gov.in/>
(RCUES),
Osmania
University,
Hyderabad
e-Awas :
Accommoda
tions
Management
and <https://eawas.chd.gov.in/>
Allotment
System of
Chandigarh
Administrati
on

EASE OF DOING INITIATIVES OF MAHARASHTRA

1. All land titles or deed records have been digitized at the Sub-Registrar's Office (SRO) <http://igrmaharashtra.gov.in/>
 - A. **iSarita 2.0 IGR Application**
https://appl1igr.maharashtra.gov.in/NGDRS_MH/Citizenentry/generalinfoentry/70672950673628
 - B. **Property valuation** (general information about all the space rates)
<http://igrmaharashtra.gov.in/eASR/frmMap.aspx>

- C. **Land records maharashtra** <https://mahabhumi.gov.in/mahabhumulink>
- D. **Download facility for digital 7/12; 8A and property card etc**
<https://digitalsatbara.mahabhumi.gov.in/DSLRL>
- E. **PR Card application status**
https://digitalsatbara.mahabhumi.gov.in//pc_status Application incoming number is to put
- F. **Integrated property registration portal**
<https://registeringproperty.mahabhumi.gov.in/>
- G. **E mojani** check mojani application status
<https://emojni.mahabhumi.gov.in/emojni/mojani/pgLogin.aspx>
- H. **Public data entry for property registration and mutation (update) land records** <https://pdeigr.maharashtra.gov.in/frmLogin> facilities such as 1. Marriage registration 2. E registration 3. E filing 4 7/12 mutations 5 e property card
- I. **Village digital notice boards**
<https://digitalsatbara.mahabhumi.gov.in/aaplichawdi>
- J. mutation dashboard
- K. **bhu nakasha** <https://bhunaksha.nic.in/bhunaksha/index.jsp> available for 12 states
- I. andhra pradesh
 - II. chattisgarh
 - III. kerala
 - IV. orissa
 - V. assam
 - VI. himachal pradesh
 - VII. lakshdweep
 - VIII. bihar
 - IX. jharkhand
 - X. rajasthan
 - XI. maharashtra
- <https://mahabhunakasha.mahabhumi.gov.in/bhunaksha/27/index.jsp>

XII. uttarpradesh

2. To check the **encumbrances** <http://igrmaharashtra.gov.in/>
3. Service delivery standards have been introduced to provide maps within a specific time frame through an online portal <https://aaplesarkar.maharashtra.gov.in/en/>
4. **Disputes related to land** have been mandated to be adjudicated within 1 year as per amendment of Maharashtra Act No XI of 2016 <http://eqjcourts.gov.in/startup/default.php>
5. The **grievances related to land** can be reported through "Aaple Sarkar" portal <https://aaplesarkar.maharashtra.gov.in/en/>
6. **Land dispute information has been made available online through e-DISNIC software** https://services.ecourts.gov.in/ecourtindia_v6/
7. Registration Act has been amended with insertion of Section 89 A, according to which, every court shall send copies of order affecting any immovable property and every recovery officer shall send copies of order or interim order attaching or releasing any immovable property to the concerned Sub-Registrar <https://bombayhighcourt.nic.in/libweb/acts/Stateact/2012acts/2012.10.pdf>
8. Title search can be conducted online without requirement of any physical visit (for Paid search) <https://esearchigr.maharashtra.gov.in/portal/esearchlogin.aspx>
- L. **Central Registry of Securitisation Asset Reconstruction and Security Interest (CERSAI)** section 8 company located in new delhi <https://cersai.org.in/CERSAI/home.prg> created to check frauds in lending against equitable mortgages, in which people would take multiple loans on the same asset from different banks. Searches such as
 - a. asset based search
 - b. debtor based search
 - c. AOR based search available with payment of 10 rs.
9. **Tax dues on property** can be checked online on MCGM's website <https://ptaxportal.mcgm.gov.in/CitizenPortal/#/login>

10. **eStepIn for online registration slot booking at SROs launched**
<http://igrmaharashtra.gov.in/>
11. **eRegistration system launched for online registration of leave and license rent agreements** <http://igrmaharashtra.gov.in/>
12. **eSecure Bank Treasury Receipt (eSBTR) for payment of Stamp Duty**)
<http://igrmaharashtra.gov.in/> Dept of registration and stamps duty online payment <https://gras.mahakosh.gov.in/echallan/igr/>
13. **eASR for online statement of rates launched in Aug 2014**
<http://igrmaharashtra.gov.in/>
14. **E records** <https://aappleabhilekh.mahabhumi.gov.in//erecords/> -

M. Below records availbale

- I. Old mutation (Tahsil Office)
- II. Satbara (tahsil office)
- III. 8A (tahsil office)
- IV. K.D.E. Patrak (Tahsil Office)
- V. Ka. Da. E. Patrak-Hakk Nondni Register (Tahsil office)
- VI. Inam patrak (Tahsil office)
- VII. Bot khat (Tahsil Office)
- VIII. Sud register (Tahsil Office)
- IX. Khasra patrak (Tahsil Office)
- X. Khasra phalni patrak (Tahsil Office)
- XI. Jod takta A (Tahsil Office)
- XII. Kul register(Tahsil Office)
- XIII. Old phalni (Tahsil Office)
- XIV. Pere patrak (Tahsil Office)
- XV. Record of rights panji (1954-55) (Tahsil Office)
- XVI. Bandobasti misal (Tahsil Office)
- XVII. Wajab-ul arj (Tahsil Office)
- XVIII. Nista patrak (Tahsil Office)
- XIX. Hakk nondinin register (Tahsil Office)
- XX. Tippan (deputy SLR officer)

- XXI. Gunakar book (Deputy SLR officer)
- XXII. Akarphod patrak (Deputy SLR officer)
- XXIII. JKP (Deputy SLR Officer)
- XXIV. Akkarband (Vadivibhajan) (deputy SLR officer)
- XXV. Akkarband (Gut Consolidation) (Deputy SLR Officer)
- XXVI. Akkarband (Acer Guntha) Deputy Slr Officer
- XXVII. Yogna Patrak – consolidation scheme- durusti scheme- shudhi patrak (Deputy SLR officer)
- XXVIII. Consolidation jawab (Deputy SLR Officer)
- XXIX. Fiel book original (Deputy SLR Officer)
- XXX. Vaslevar book (Deputy SLR Officer)
- XXXI. Table pavti (Deputy SLR Officer)
- XXXII. Consolidation scheme 9(1) and 9(2) maps (Deputy SLR Officer)
- XXXIII. Kacch sud (Deputy SLR Officer)
- XXXIV. Shetwar patrak (Deputy SLR Officer)
- XXXV. Revision book (Deputy SLR Officer)
- XXXVI. Fodi tippan book (Deputy SLR Officer)
- XXXVII. Pot hissa tippan book (Deputy SLR Officer)
- XXXVIII. Wajib – ul arj (Deputy SLR Officer)
- XXXIX. Resurvey akarband (Deputy SLR Officer)
- XL. Resurvey gunakar book (Deputy SLR Officer)
- XLI. Pot hissa patrak (Deputy SLR Officer)
- XLII. Bandobast misal (Deputy SLR Officer)
- XLIII. Bandobast akarband (Deputy SLR Officer)
- XLIV. Nistar patrak (Deputy SLR Officer)
- XLV. CSO Enquiry register (Deputy SLR Officer)
- XLVI. CSO Property Card (Deputy SLR Officer)
- XLVII. CSO Property register (Deputy SLR Officer)
- XLVIII. CSO field book (Deputy SLR Officer)
- XLIX. CSO city survey (Deputy SLR Officer)
- L. CSO town planning scheme (Deputy SLR Officer)

- LI. Enquiry Register (city survey office)
 - LII. Property card (city survey office)
 - LIII. Property register (city survey office)
 - LIV. Field book (city survey office)
 - LV. Vaslevar book (city survey office)
 - LVI. Town planning scheme (city survey office)
- **currently available for below districts:**
- a. akola
 - b. amravati
 - c. dhule
 - d. gondiya
 - e. Mumbai suburban
 - f. Nandurbar
 - g. Nashik
 - h. Palghar
 - i. Thane
 - j. Washim

Hoping you find this article informative and useful, to find out more of such information stay tuned to my next article.

Thank you!