



Successful implementation of Maharashtra's RERA act

Why in news?

\n\n

Maharashtra Real Estate Regulatory Authority (MahaRERA) came into effect recently.

\n\n

What are the underlying provisions?

\n\n

- \n
 - Real Estate (Regulations and Development) Act 2016 mandates all States to establish a regulatory authority to deal with the issues arising from transactions in real estate market.
- \n
 - On these lines Maharashtra established MahaRERA and the entire State is covered under it.
- \n
 - MahaRERA makes it mandatory for all ongoing commercial and residential projects to be registered with it.
- \n
 - Only registered developers or promoters in the State are allowed to sell, book or advertise their projects.
- \n
 - Without a registered sales agreement, no developer can accept more than 10% of the cost as advance payment from a buyer.
- \n
 - In case of delay, the promoters are mandated to pay interest to the buyers for every month of delay over the advance payment.
- \n
 - Also, all the registered projects across the State will be uploaded on an online map so that buyers can view and scrutinise the projects under construction before visiting the site.
- \n

\n\n

How it serves as a model for other states to follow?

\n\n

\n

- **Accountability** - An individual can view projects online to know the status of their development and their expected date of completion.

\n

- **Transparency in transactions** - With online fee payment and registration, number of registered projects, granted permissions and the registered and resolved complaints can be viewed easily.

\n

- **Usage of GIS** - Through this, buyers can look at projects available in their area of interest, its details as well as social amenities (schools, transportation facilities, hospitals) in the vicinity.

\n

- **Rehabilitation** - With the discussion on bringing the rehabilitation component of redevelopment projects under its ambit, truly affordable houses for urban poor or slum dwellers can be ensured in the city.

\n

- **Establishment of judicial benches** -

\n

\n\n

\n

1. MahaRera has given a time frame of 60 days to dispose of cases.
2. Around 90% of the complaints relate to delayed possession, which attracts very stringent fines (up to a jail term) under the MahaRera Act.

\n

\n\n

\n

- All these measures prove that a regulated real estate market can be a win-win for all, which can be emulated by other states in their respective jurisdictions.

\n

\n\n

\n\n

Source: Business Line, Indian Express

\n\n

\n\n

\n\n

\n\n

\n\n

\n



IAS PARLIAMENT

Information is Empowering

A Shankar IAS Academy Initiative