

# Maharashtra Housing Regulatory Authority Conference

27<sup>th</sup> March 2014, Mumbai

## FEEDBACK FORM

Hello Participant,

Kindly advise us your comments/recommendations on the upcoming Maharashtra HRA. Your feedback shall be presented to the Housing Dept (Govt of Maharashtra) post conference. The Housing Dept will be reviewing your suggestions / recommendations while formulating the regulations for the HRA.

### Your Details

Name:	
Designation:	
Company:	
Telephone / Mobile:	
Email:	

### Part 1: General

1] Do you feel the HRA is a good step by the Govt to promote transparency and accountability in the Real Estate Sector

YES                       NO                       No Comment

2] Who should be the head of the Housing Regulatory Authority

Serving IAS Officer     Retired Bureaucrat     Senior Judicial Officer

3] Who should be the head of the Housing Appellate Tribunal?

Serving Judge             Retired Judge             Any

4] Do you feel approval agencies such as MMRDA, MPCB, Airport Authority, Environment Agencies, etc should be under the jurisdiction of the HRA

YES                       NO                       No Comment

5] Do you feel flats selling organizations such as MHADA & CIDCO should also be under the jurisdiction of the HRA, same as other developers

YES                       NO                       No Comment

6] Will the new guidelines and formalities, as per the MHA Act, push up real estate prices

YES                       NO                       No Comment

**Part 2: With Reference to the Maharashtra Housing (Regulation & Development) Act 2014**

a) Do you agree - Promoters to apply to HRA for registration of projects and displaying of projects on the website of the HRA

YES                       NO                       No Comment

b) Do you agree – Promoters cannot enter into any transaction including sale or marketing for sale of flats in new projects without registration of project and displaying project on HRA website

YES                       NO                       No Comment

c) Do you agree – Promoters to maintain separate accounts of sums taken as advance or deposit and to be trustee thereof and disburse them for purposes for which given

YES                       NO                       No Comment

d) Do you agree to the withholding of 10% flats under escrow till OC is obtained

YES                       NO                       No Comment

e) Do you agree – Promoters to be responsible for payment of outgoings till property is transferred.

YES                       NO                       No Comment

f) Do you agree – Non compliance with HRA or HAT shall be liable to imprisonment of upto 3 years or penalty or both

YES                       NO                       No Comment

g) Do you agree – Promoters shall not make any alterations or additions without consent, after plans are disclosed.

YES                       NO                       No Comment

h) Do you agree – Promoters to rectify defects, if any, in completed projects within 5 years of handing over of possession

YES                       NO                       No Comment

i) Do you agree – In effect of non completion of project by a promoter, HRA will appoint a legal entity / escrow agent to complete project and take possession of retained flats

YES                       NO                       No Comment

j) Do you agree – Promoter cannot create mortgage or charge etc without consent after executing agreement for sale

YES                       NO                       No Comment

k) Do you agree – Promoter to take steps for formation of co-operative society, company, apex body or federation

YES                       NO                       No Comment

l) Do you agree – Promoter to convey title, etc, and execute documents according to agreement

YES                       NO                       No Comment

**Part 3:** Your suggestions and feedback

You are requested to submit your views pertaining to the MHA & HRA on the below points on your company letterhead and attach it behind this covering feedback form.

**A] Your views on the MHA Act and the upcoming HRA and HAT**

**B] Any other comments and recommendations**

A copy of the Maharashtra Act 2014 is available on the below mentioned website for your reference purposes:

<https://housing.maharashtra.gov.in/Sitemap/housing/housingactrules.htm>

Please feel free to contact us if you need any assistance.

Thanking you & with best regards

For Blackarrow Conferences



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