



MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण

Order No. 63/ 2024

No. MahaRERA/Secy/File No. 27/ 1006 /2024

Date: 22.10.2024

Sub: - Submission of proforma of allotment letter and agreement for sale at the time of registration of a real estate project in compliance Section 4 (2) (g) of the Real Estate (Regulation and Development) Act, 2016.

Ref:- 1) MahaRERA Order No. 54/2024, dated 29.04.2024;
2) MahaRERA Order No. 56/2024, dated 27.06.2024; and
3) MahaRERA Order No. 57/2024, dated 30.07.2024.

Whereas, by and under MahaRERA Order No. 60/2024 dated 03.09.2024, the proforma of the allotment letter was brought into force as well as promoters' were informed and called upon to provide details in some of the clauses as well as in the Second Schedule of the proforma of the agreement of sale as more specifically mentioned in the above-referred MahaRERA Order.

And whereas, clause 15A inserted by Notification bearing No. REA. 2018/C.R.106/RR-2. with effect from 06.06.2019, remained to be added in Annexure 'A' appended to MahaRERA Order No. 60/2024 dated 03.09.2024.

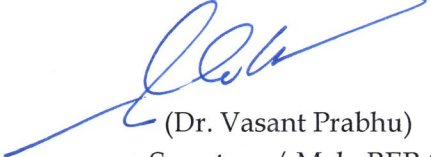
In view of the above, after clause 15 of the model form of agreement to be entered into between promoter and the allottees annexed as Annexure 'A' to the said MahaRERA Order No. 60/2024 dated 03.09.2024, the following clause numbered as 15A shall be added namely:

"15 A. In case the transaction being executed by this agreement between the promoter and the allottee is facilitated by a Registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration / fees / charges for services / commission / brokerage to the said Registered Real Estate Agent, shall be paid by the Promoter/ allottee / both, as the case may be, in accordance with the agreed terms of payment."

In Annexure 'A' appended to MahaRERA Order No. 60/2024 dated 03.09.2024, the details incorporated in view of the above-referred MahaRERA Orders as well as the directions issued therein shall come into force from the respective dates of the said MahaRERA Orders.

This MahaRERA Order shall be read along with MahaRERA Oder No. 60/2024 dated 03.09.2024, and shall come into force with effect from 03.09.2024.

(As approved by Hon'ble Chairperson)


(Dr. Vasant Prabhu)
Secretary / MahaRERA

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