

DOCUMENT CHECKLIST

MahaRERA project registration

Documents promoters need to register a real-estate project with MahaRERA.

Promoter details

- ☐ PAN of the promoter entity
- ☐ Registration documents: certificate of incorporation, partnership deed or LLP agreement
- ☐ PAN, Aadhaar, photograph and contact details of directors / partners
- ☐ Audited financial statements and income tax returns for the last three years
- ☐ Details of projects launched in the last five years, with their current status
- ☐ Details of any litigation against the promoter or the project

Land and title

- ☐ 7/12 extract or property card
- ☐ Title certificate / search report from an advocate
- ☐ Development agreement or power of attorney, if the land is not owned by the promoter
- ☐ Details of encumbrances on the land, including loans and charges

Approvals and plans

- ☐ Sanctioned building plans and layout plan
- ☐ Commencement certificate
- ☐ Other approvals obtained (e.g. environmental clearance, NA order), as applicable
- ☐ Location details of the project, with boundaries

Project details

- ☐ Number, type and carpet area of units, and details of parking
- ☐ Proposed project schedule and completion date
- ☐ Estimated project cost: land, construction, approvals and finance costs
- ☐ Details of amenities and common areas
- ☐ Proforma allotment letter and agreement for sale

Professionals and bank account

- ☐ Details of the architect, structural engineer, Chartered Accountant and real-estate agents
- ☐ Details of the separate (designated) bank account for the project
- ☐ Certificates from the engineer, architect and CA on the project cost and stage of work, as applicable

Declarations

- ☐ Declaration by the promoter (affidavit) in the prescribed form
- ☐ Digital signature and authorisation of the signatory

Exact requirements depend on the type of project (new, ongoing, phased or redevelopment) and on current MahaRERA orders. We will confirm the final list for your project.