

Publication:	Economic Times	Edition:	Mumbai
Date:	24-Aug-2017	Page No:	13
Supplement:	Main	Size (cm2):	231.26
Title:	Mumbai Buyers May Have to Wait Longer for New Homes	Byline (Author):	Our Bureau

Mumbai Buyers May Have to Wait Longer for New Homes

Delivery timeline for 57% projects revised by over a year after introduction of MahaRERA

Our Bureau

Mumbai: Timelines for almost six out of 10, or 57% of under-construction residential project units in key central and western suburbs of Mumbai were revised by more than a year after the Real Estate Regulation and Development (RERA) Act, 2016, came into effect, according to a Knight Frank India analysis.

“The Maharashtra RERA regulator (MahaRERA) database is an eye-opener... Our analysis shows that a significant number of residential units lie unsold in projects that should have been completed as per the initial commitment of delivery,” said Samantak Das, chief economist and national director-research, Knight Frank India.

The report took a close look at residential units registered until August 16 with MahaRERA in Mumbai’s suburbs, where



hundreds of projects to be handed over this year have suddenly witnessed a leap in delivery timelines.

Maharashtra was one of the first states to notify rules and establish the regulator after all sections of the Act came into force on May 1.

According to RERA, delivery date mentioned while registe-

ring the project will be binding and any deviation will attract penal action.

For nearly one-fourth or 24% of the 1,07,875 registered units, completion deadline was pushed by 12-18 months. The report noted that 19% under-construction homes were delayed by 24-48 months and 10% of these properties would not be completed

before four years.

Just about one-third of the units listed with the MahaRERA are set to be completed on time, Knight Frank India noted.

“Another crucial trend that comes to light is that there was lack of seriousness in the completion time commitments made to buyers before RERA came to effect,” said Das.

According to him, the MahaRERA database or similar information networks created by other states would help bring in the missing information parity between buyers and developers. Availability of such detailed information would also play a crucial role in the financial planning by home buyers.

Projects registered until August 16 in key central and western suburbs of Mumbai include the stretch from Bandra to Dahisar. In the central suburbs, the study covered the Kurla Taluka spanning Tilak Nagar to Mulund.

