



MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

महाराष्ट्र स्थावर संपदा नियामक प्राधिकरण

Order No. 64/2025

No. MahaRERA/Secy/File No./292/2025
Date:-02/05/2025

**Subject: Guidelines for Go-Live of Project Lifecycle Management Module in MahaRERA
CRITI (Complaint and Regulatory Integrated Technology Implementation)**

Whereas, Government of India has enacted the Real Estate (Regulation and Development) Act 2016 (the Act) and all sections of the Act have come into force with effect from 01.05.2017

And whereas, the Government of Maharashtra vide Notification No. 23 dated 08.03.2017 has established the Maharashtra Real Estate Regulatory Authority, hereinafter referred to as "MahaRERA" or as "the Authority".

And whereas, the Government of Maharashtra has notified the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 (the Rules) for carrying out the provisions of the Act.

And whereas, the Authority has notified the Maharashtra Real Estate Regulatory Authority (General) Regulations, 2017 (the Regulations) to carry out the purposes of the Act.

And whereas, the Authority under Section 37 of the Act and Regulation 38 of the Regulations is vested with the powers to issue directions to the promoters, real estate agents and allottees from time to time as it may consider necessary.

And whereas, Chairperson, MahaRERA is vested with the powers of general superintendence and directions in the conduct of the affairs of MahaRERA under Section 25 of the Act.

And whereas, Section 4(3) of the Act mandates the Authority, to operationalize a web based online system for submitting application for registration of real estate projects.

And whereas some of the functions of the Authority under Section 34 of the Act is to publish and maintain a website of records as well as to maintain a database, on the website of the Authority.

And whereas, Regulation 48 of the Regulations empowers the Authority by an Order to fix standard fees, annual fees, to be levied on promoters or real estate agents or allottees for inspection of

MAHARERA HEADQUARTERS

Housefin Bhavan, Plot No.C-21, E-Block, Bandra-Kurla-Complex, Bandra (E), Mumbai 400051
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महारेरा मुख्यालय

हाउसफिन भवन, प्लॉट नं. सी-२१, ई-ब्लॉक, वांद्रे-कुर्ला-कॉम्प्लेक्स, वांद्रे (पूर्व), मुंबई 400051.

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documents, certified copies of documents, updating of website, database management and maintenance of website.

And whereas, MahaRERA launched MahaCRITI (MahaRERA Complaint and Regulatory Integrated Technology Implementation) at 11:59 PM on 31st August 2024, consisting of following modules: Agent Lifecycle Management, Complaint Management & Conciliation Management.

And whereas, MahaRERA is now planning to launch Project Lifecycle Management Module of MahaCRITI and in the course of transitioning from the old system to the new MahaCRITI system, it is imperative to clearly define the processes and schedule to be adhered for the implementation of the new system.

In light of the foregoing, the following advisories and procedures are hereby issued for all users of the system:

- Go-Live of Project Lifecycle Management Module
 - a. The Project Lifecycle Management module encompasses all applications related to projects including Project Registration, Project Correction, Project Extension, Project Quarterly Updates and so on.
 - b. This module shall go live on MahaCRITI on 11:59 PM, 4th May 2025.
 - c. All new applications of Project Registration, Project Correction, Project Extension, Project Quarterly Updates etc, shall have to be submitted in the New MahaCRITI Module from 5th May 2025.
 - d. All Existing Applications of Project Registration, Project Extension, Project Correction, etc. which have already been submitted in old application before Go-live shall continue to be processed in the old application itself. Users should not submit duplicate applications in the new system.

(As approved by Authority)

(Prakash Sabale)
Secretary/ MahaRERA

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