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MahaRERA

MCQs Question Bank

(ENGLISH)

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उज्ज्वल भविष्य की गारंटी।

Proudly helping over **12,000+ students** achieve success in their MahaRERA Exam.



Akshay Lakade
Founder - RERAGuruji | MahaRERA Trainer

Contact us on 9960296694

Disclaimer

The Multiple-Choice Questions (MCQs) provided in this book are designed for educational and practice purposes only.

These are not the actual questions from the MahaRERA Real Estate Agent Examination.

As of today, MahaRERA has not released or shared any official question papers or sample MCQs.

All the questions have been independently created by the ReraGuruji Team based on:

- Official MahaRERA study materials and handbooks,
- Practical field experience, and
- Feedback from our students and professionals in the real estate sector.

We have made every effort to clarify concepts and strengthen your understanding of core topics.

However, please note that the language or framing of questions in the actual exam may differ.

While utmost care has been taken to ensure accuracy, ReraGuruji and its team are not responsible for any inadvertent errors, omissions, or variations from official examination content.

For the most authentic and updated information, always refer to the official MahaRERA website, notifications, and circulars.

Instructions for MCQ Practice Section

1. Each question in this booklet has four options, out of which only one option is correct.
2. Read each question carefully and select the most appropriate answer.
3. There is no negative marking for incorrect responses.
4. These MCQs are designed for self-assessment and conceptual clarity. Use only the knowledge gained during training sessions, the official MahaRERA Handbook, the Real Estate (Regulation and Development) Act, 2016, the MahaRERA Rules, Orders, Circulars, and other authentic reference sources.
5. The answers for all questions are provided after the completion of each unit in this booklet.
6. Treat this booklet as a practice and revision companion to strengthen your understanding before the actual MahaRERA examination.

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Unit 1

Course Orientation

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Q1. Why has MahaRERA introduced the Capacity Building and Certification Program for real estate agents?

A) To issue licenses for promoters and architects
B) To improve awareness of regulatory practices and promote consistency in the real estate business
C) To apply for government schemes and subsidies
D) To provide training in advertisement copywriting only

Q2. Which of the following is NOT an objective of the MahaRERA Capacity Building and Certification Course for real estate agents?

A) Comprehensive understanding of RERA law from the perspective of the real estate agent
B) Enhancing political awareness of real estate agents
C) Understanding of real estate fundamentals to increase industry competency
D) Enabling the real estate agent to appear for the online certification exam

Q3. What kind of knowledge does the certification course aim to provide to enhance understanding of the real estate industry?

A) Fashion branding and digital promotion
B) Knowledge of the quantitative concepts associated with the real estate industry
C) Legal drafting for industrial zoning
D) Foreign property documentation

Q4. What ability does the MahaRERA certification course aim to develop in real estate professionals?

A) Skill to build architectural plans
B) Ability to perform as a real estate professional by conveying legal and ethical considerations
C) Authority to register new housing projects
D) Expertise in digital marketing for real estate

Q5. Who are the key stakeholders in the real estate sector?

A) Architects, builders, and bankers
B) Promoters, allottees, and real estate agents
C) Government officers, tenants, and landlords
D) Interior designers, valuers, and surveyors

Q6. Which of the following is NOT a key stakeholder in the real estate sector?

A) Promoter
B) Allottee
C) Real Estate Agent
D) Interior Designer

Q7. Who acts as a link between the promoter and the allottee in a real estate transaction?

A) Architect
B) Real Estate Agent
C) Bank Officer
D) Government Officer

Q8. From 01.01.2024, who is eligible to apply for new or renewed registration as a real estate agent under MahaRERA?

A) Anyone with a PAN card and Aadhaar
B) Only real estate agents with MahaRERA Real Estate Agent Certificate of Competency
C) Real estate brokers registered with RERA before 2020
D) Any employee of a real estate firm regardless of certification

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Q9. Can a person appear for the MahaRERA Real Estate Agent Certification Exam without completing the prescribed training?

A) Yes, anyone with prior work experience
B) Yes, with a promoter's recommendation
C) No, training completion is mandatory before exam registration
D) Only if applying as an employee of a real estate firm

Q10. Is MahaRERA Real Estate Agent Training and Certification mandatory for employees of real estate agencies?

A) No, only the owner needs certification
B) Yes, but only if the employee holds a managerial position
C) Yes, if the employee interacts with homebuyers or allottees
D) No, if the employee is a part-time intern

Q11. As per MahaRERA Order No. 41B/2023, who must obtain the Certificate of Competency among real estate agency staff?

A) Staff who only manage internal paperwork
B) Employees who interact with homebuyers or allottees for effecting transactions in real estate projects
C) Security guards at the construction site
D) Freelancers doing social media promotions

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ANSWER SHEET

A.1 - B
Reference: Page 6, MahaRERA Real Estate Agent Handbook (Marathi), Section 1.1

A.2 - B
Reference: Page 6, MahaRERA Real Estate Agent Handbook (Marathi), Section 1.2 – Course Objectives & Outcomes

A.3 - B
Reference: Page 7, MahaRERA Real Estate Agent Handbook (English), Section 1.2 – Course Objectives & Outcomes

A.4 - B
Reference: Page 7, MahaRERA Real Estate Agent Handbook (English), Section 1.2 – Course Objectives & Outcomes

A.5 - B

A.6 - D
Reference: Page 6, MahaRERA Real Estate Agent Handbook (Marathi), Section 1.1 – Stakeholders

A.7 - B
Reference: Page 6, MahaRERA Real Estate Agent Handbook (Marathi), Section 1.1 – Role in Transaction

A.8 - B
Reference: MahaRERA Order No. 41B, Clause (a)

A.9 - C
Reference: Guidelines for Real Estate Agent Training & Certification dated 15.02.2023, Section 3(d)

A.10 - C
Reference: Guidelines for Real Estate Agent Training & Certification dated 15.02.2023, Section 3(a)(ii)

A.11 - B
Reference: MahaRERA Order No. 41B/2023, Clause (c)(b)

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Unit 2

Introduction to RERA Act, 2016

Q1. Which of the following projects require MahaRERA registration?

A) A project with 600 sq. meters of land and 9 apartments
B) A project with 400 sq. meters of land and 5 apartments
C) A project with 800 sq. meters of land and 4 apartments
D) A project with 300 sq. meters of land and 10 apartments

Q2. Why was the RERA Act introduced by the Government?

A) To protect homebuyers' interests
B) To regulate the real estate sector
C) To ensure transparency and accountability
D) All of the above

Q3. What were the major problems faced by homebuyers before RERA?

A) No proper grievance redressal forum
B) Delays in project completion
C) One-sided agreements by developers
D) All of the above

Q4. How many chapters and sections does the RERA Act, 2016 consist of?

A) 12 Chapters and 84 Sections
B) 9 Chapters and 90 Sections
C) 10 Chapters and 92 Sections
D) 8 Chapters and 100 Sections

Q5. Which of the following is NOT a key component of the RERA Act?

A) Establishment of Real Estate Regulatory Authority
B) Project and agent registration
C) Fast-track dispute resolution
D) Encouragement of black money

Q6. Within how many days must the Adjudicating Officer dispose of a compensation application under RERA?

A) 30 days
B) 45 days
C) 60 days
D) 90 days

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Q7. Within how many days must an appeal be filed before the Appellate Tribunal under RERA?

A) 30 days
B) 45 days
C) 60 days
D) 90 days

Q8. Can a promoter advertise, market, or sell units in a real estate project without MahaRERA registration?

A) Yes, if the project has not started construction
B) Yes, if the promoter plans to register later
C) No, registration is mandatory before any advertisement, marketing, or sale
D) Yes, if the promoter only shares the brochure privately

Q9. As per Section 58 of the RERA Act, within how many days must an aggrieved person file an appeal to the High Court against a decision or order of the Appellate Tribunal?

A) Within 30 days from the date of communication
B) Within 45 days from the date of judgment
C) Within 60 days from the date of communication
D) Within 90 days from the date of order

Q10. What is the primary function of the Appellate Tribunal under the RERA Act?

A) To hear complaints from homebuyers
B) To hear appeals against orders of the Authority or the Adjudicating Officer
C) To issue project approvals directly
D) To conduct site inspections of ongoing projects

Q11. What penalty may be imposed on a promoter who fails to register a project as required under Section 3 of the RERA Act?

A) Simple warning with no fine
B) Rs. 10,000 penalty per apartment
C) Up to 10% of the estimated project cost
D) Ban from all future projects for 1 year

Q13. What penalty is prescribed under RERA for a real estate agent who fails to register or violates the Act's provisions?

A) ₹1,00,000 fine or suspension for 1 month
B) ₹10,000 per day of default, up to 5% of the cost of the unit sold
C) Imprisonment up to 6 months
D) Warning from Authority and listing suspension

Q14. If a promoter undertakes renovation or redevelopment of an existing property and also intends to sell or allot units in that project, is MahaRERA registration required?

A) No, redevelopment projects are always exempt
B) Yes, if it involves marketing, selling, or new allotment
C) No, if construction work is minor
D) Only if the project exceeds ₹50 lakhs in cost

Q15. Which of the following real estate projects is NOT required to be registered under MahaRERA?

A) A redevelopment project where units are sold to new buyers
B) A renovation project that includes advertising and marketing of units
C) A repair project where no apartment is newly allotted or sold
D) A redevelopment with fresh allotment and sale of units

Q16. Which ministry introduced the Real Estate (Regulation and Development) Bill in 2013?

A) Ministry of Finance
B) Ministry of Housing and Urban Poverty Alleviation (MoHUPA)
C) Ministry of Corporate Affairs
D) Ministry of Law and Justice

Q17. Who introduced the Real Estate (Regulation and Development) Bill, 2013 in the Rajya Sabha?

A) Hardeep Singh Puri
B) Piyush Goyal
C) Dr. Girija Vyas
D) Arun Jaitley

Q18. On which date did the Real Estate (Regulation and Development) Act, 2016 receive Presidential assent?

A) 1st May 2016
B) 25th March 2016
C) 26th January 2016
D) 10th April 2016

Q19. From which date did the Real Estate (Regulation and Development) Act, 2016 come into full force across India?

A) 1st May 2016
B) 1st July 2016
C) 1st May 2017
D) 15th August 2017

Q20. When was MahaRERA (Maharashtra Real Estate Regulatory Authority) officially established?

A) 1st May 2017
B) 15th March 2016
C) 8th March 2017
D) 26th January 2017

Q21. How many sections of the RERA Act, 2016 were brought into force on 1st May 2016?

A) 92 Sections
B) 59 Sections
C) 42 Sections
D) 10 Sections

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ANSWER SHEET

A.1 - A
Reference: RERA Act, Section 3(2)(a)

A.2 - D
Reference: MahaRERA Handbook (English), Page 7 – Course Objectives

A.3 - D
Reference: MahaRERA Handbook (English), Page 6 – Background

A.4 - C
Reference: RERA Act, 2016 – Index

A.5 - D
Reference: MahaRERA Handbook (English), Page 7 – Course Objectives

A.6 - C
Reference: RERA Act, Section 71(1)

A.7 - C
Reference: RERA Act, Section 58(1)

A.8 - C
Reference: RERA Act, Section 3(1)

A.9 - C
Reference: RERA Act, Section 58(1)

A.10 - B
Reference: RERA Act, Section 43(5)

A.11 - C
Reference: RERA Act, Section 59(1)

A.12 - C
Reference: RERA Act, Section 60

A.13 - B
Reference: RERA Act, Section 62

A.14 - B
Reference: RERA Act, Section 3(2)(b)

A.15 - C
Reference: RERA Act, Section 3(2)(b)

A.16 - B
Reference: Rajya Sabha Bill Introduction – 14 August 2013

A.17 - C
Reference: Rajya Sabha Debates – Bill Introduction on 14 August 2013

A.18 - B
Reference: Gazette of India – Presidential Assent, dated 25 March 2016

A.19 - C
Reference: RERA Act Gazette Notification – Enforcement Date, 1 May 2017

A.20 - C
Reference: Government of Maharashtra Notification – MahaRERA Establishment Date, 8 March 2017

A.21 - B
Reference: Gazette Notification dated 26 April 2016 – 59 sections enforced on 1 May 2016

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Unit 3

Key Pillars of MahaRERA

Q1. Which of the following is NOT one of the five key pillars of MahaRERA?

A) Financial Discipline
B) Transparency
C) Customer-Centricity
D) Tax Collection

Q2. Under the MahaRERA pillar of 'Transparency', which of the following measures is promoted?

A) Black money transactions
B) Public disclosure of project details
C) Verbal agreements between parties
D) Use of unregistered agents

Q3. Which of the following reflects MahaRERA's pillar of Financial Discipline?

A) Full project funds can be used for marketing expenses
B) Promoters must deposit 70% of collected funds in a separate account
C) Promoters can transfer funds freely to other projects
D) No restriction on use of booking amounts

Q4. Under MahaRERA's pillar of Accountability, who is held responsible if a company commits an offence under the Act?

A) Only the company's CEO
B) Only the individual officer who signed the documents
C) Every officer in charge or responsible for the company's conduct
D) No one can be held personally liable under RERA

Q5. Which of the following best reflects MahaRERA's pillar of Customer-Centricity?

A) Prioritizing quick land acquisition for developers
B) Focusing on investor profit margins
C) Ensuring protection and empowerment of homebuyers
D) Fast-track approval for luxury commercial projects

Q6. What does MahaRERA stand for?

A) Maharashtra Real Estate Regulatory Authority
B) Maharashtra Real Estate Rent Authority
C) Maharashtra Regulation of Rental Agreements
D) Maharashtra Residential Estate Redressal Agency

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Q7. When was the Maharashtra Real Estate Regulatory Authority (MahaRERA) established?

A) 1st May 2016
B) 26th January 2017
C) 8th March 2017
D) 1st July 2017

Q8. What is the purpose of submitting a QPR (Quarterly Progress Report) under MahaRERA?

A) To apply for new land approvals
B) To report project status including construction, financials, approvals, etc., every quarter
C) To update GST payments of the promoter
D) To promote unsold inventory through official channel

Q9. Under the pillar of Compliance, how frequently must the promoter submit the Quarterly Progress Report (QPR) to MahaRERA?

A) Once at the time of registration
B) Monthly, until project completion
C) Every quarter, as per prescribed timelines
D) Only when asked by the Authority

Q10. As per RERA, whose written consent is required for a promoter to make major changes in sanctioned plans or transfer rights to a third party?

A) One-third of allottees
B) Half of the allottees
C) Two-thirds of the allottees
D) Only the Authority's approval is sufficient

Q11. As per the RERA Act, what is the correct definition of a 'Garage'?

A) An open stilt parking area
B) A marked open parking bay
C) A place having a roof and walls on three sides
D) Any covered space within project premises

ANSWER SHEET

A.1 - D
Reference: MahaRERA Handbook (English), Page 11 – Five Pillars of MahaRERA

A.2 - B
Reference: MahaRERA Handbook (English), Page 11 – Transparency under MahaRERA

A.3 - B
Reference: MahaRERA Handbook (English), Page 11 – Financial Discipline

A.4 - C
Reference: MahaRERA Handbook (English), Page 11 – Accountability Pillar

A.5 - C
Reference: MahaRERA Handbook (English), Page 11 – Customer-Centricity Pillar

A.6 - A
Reference: MahaRERA Handbook (English), Page 1 – Introduction

A.7 - C
Reference: Government of Maharashtra Notification – MahaRERA Establishment Date, 8 March 2017

A.8 - B
Reference: MahaRERA Handbook (English), Page 12 – QPR Compliance Requirement

A.9 - C
Reference: MahaRERA Handbook (English), Page 11 – Pillar: Compliance & QPR Requirement

A.10 - C
Reference: RERA Act, Section 14(2)(ii) & Section 15(2) – Requires written consent of two-thirds of allottees

A.11 - C
Reference: RERA Act, Section 2(y) – "Garage" means a place having a roof and walls on three sides

Unit 4

Understanding of MahaRERA Portal

Q1. What is the main function of the MahaRERA online portal?

A) For digital marketing of projects
B) For online registration of projects and agents, and public access to real estate data
C) For approving GST filings of builders
D) For scheduling site visits for homebuyers

Q2. What is the purpose of the "Inform Non-Registration" feature on the MahaRERA portal?

A) To check land ownership documents of promoters
B) To report projects that are not registered but should be
C) To verify allotment letters issued by builders
D) To register a new project for approval

Q3. Which feature of the MahaRERA portal allows users to verify sanctioned project details, approvals, timeline, and agent info?

A) Register New Complaint
B) Allottee Corner
C) Project Search
D) Builder Login

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Q4. Which MahaRERA portal feature helps verify whether a real estate agent is registered?

A) Complaint Dashboard
B) Agent Login
C) Agent Search
D) Homebuyer Feedback Form

Q5. On MahaRERA portal, under which section can a complaint be filed against a registered project?

A) Agent Corner
B) Project Dashboard
C) File Complaint – Registered Project
D) Allottee Registration Form

Q6. Which option on the MahaRERA portal allows users to file a complaint against a project that is not registered?

A) Agent Complaint Form
B) Source Complaint
C) Builder Feedback Section
D) Allottee Suggestion Box

Q7. Which section on the MahaRERA portal provides guidance and information specifically for homebuyers?

A) Promoters Corner
B) Agent Dashboard
C) Homebuyers Corner
D) Buyer Complaint Box

Q8. What is the current official website address of MahaRERA?

A) www.maharera.gov.in
B) www.maharera.maha.gov.in
C) www.maharera.mahaonline.gov.in
D) www.maharera.maharashtra.gov.in

Q9. MahaRERA is certified under which international standard?

A) ISO 27001:2022 – Information Security
B) ISO 14001:2015 – Environmental Management
C) ISO 9001:2015 – Quality Management System
D) ISO 50001:2018 – Energy Management

Q10. Which of the following details can be accessed using the "Project Search" feature on the MahaRERA portal?

A) Project registration number and approvals
B) Building-wise completion status and QPR
C) List of real estate agents involved
D) All of the above

Q11. Where can users find the latest circulars, notifications, and tenders on the MahaRERA website?

A) Feedback Section
B) Project Summary Page
C) Notice Board on the homepage
D) Agent Dashboard

ANSWER SHEET

A.1 - B
Reference: MahaRERA Real Estate Handbook (English), Unit 4

A.2 - B
Reference: MahaRERA Official Website – Complaint Against Unregistered Project Page

A.3 - C
Reference: MahaRERA Official Website – Project Search Section

A.4 - C
Reference: MahaRERA Official Website – Registered Agent Search Tool

A.5 - C
Reference: MahaRERA Official Website – Complaint Filing under Registered Project Page

A.6 - B
Reference: MahaRERA Official Website – Source Complaint (for Unregistered Projects)

A.7 - C
Reference: MahaRERA Official Website – Homebuyers Corner

A.8 - D
Reference: MahaRERA Official Website – Homepage

A.9 - C
Reference: MahaRERA Official Website – Footer (ISO 9001:2015)

A.10 - D
Reference: MahaRERA Official Website – Project Search Result Page

A.11 - C
Reference: MahaRERA Official Website – Homepage > Notice Board (https://maharera.maharashtra.gov.in/notice-board)

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Unit 5

Role and Responsibilities of Real Estate Agent

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Q1. What is one of the primary duties of a registered real estate agent under Section 10 of the RERA Act?

A) To assist the promoter in developing the project
B) To sell unregistered real estate projects
C) To facilitate only registered real estate projects with MahaRERA
D) To act as a legal representative of the promoter

Q2. As per Section 10(b) of the RERA Act, what is a real estate agent required to maintain?

A) Marketing materials of the promoter
B) Personal contracts and agreements
C) Books of account, records, and documents related to transactions
D) Only buyer-side receipts

Q3. Under Section 10(c) of the RERA Act, what is prohibited for a registered real estate agent?

A) Advertising on social media
B) Charging commission from both parties
C) Engaging in unfair trade practices
D) Acting as sub-agent under another agent

Q4. What must a real estate agent do under Section 10(d) of the RERA Act to assist homebuyers?

A) Provide access to project and promoter details at the time of booking
B) Offer home loans through partner banks
C) Deliver construction material samples
D) Guarantee price appreciation of the unit

Q5. As defined under Section 2(zm) of the RERA Act, who qualifies as a "real estate agent"?

A) A person who solely executes sale deeds
B) Any individual offering legal advice
C) A person who negotiates/facilitates sale of unit for consideration
D) Only licensed brokers approved by government

Q6. As per Section 9 of the RERA Act, when can a real estate agent deal in a registered project?

A) Immediately after PAN card
B) After verbal approval from promoter
C) Only after registration under MahaRERA
D) After project completion

Q7. What is the validity period of a real estate agent's registration under the RERA Act?

A) 1 year
B) 3 years
C) 5 years
D) Permanent

Q8. As per Rule 13, when must a real estate agent apply for renewal?

A) Anytime after expiry
B) 15 days before expiry
C) Minimum 60 days before expiry using Form 'J'
D) Only after 10 projects closed

Q9. What penalty may be imposed on a real estate agent who fails to register under the RERA Act?

A) Imprisonment up to 6 months
B) ₹50,000 or imprisonment
C) ₹1,000 per day
D) ₹10,000 per day up to 5% of the cost of the unit

Q10. Under what condition may the Authority revoke or suspend the registration of a real estate agent?

A) If brokerage is high
B) If ITR is not filed
C) If terms of registration or law are violated
D) If address is changed

Q11. Within how many days must the Authority grant or reject agent registration?

A) 60 days
B) 30 days + 7 days to issue number if not rejected
C) 15 days
D) No timeline

Q12. Which public entities are exempted from registering as real estate agents?

A) Housing societies
B) Pvt Ltd builders
C) Public authorities selling via lottery
D) Consultants

Q13. What must a real estate agent maintain as per Rule 14?

A) Price list
B) PAN card copy
C) Books of account and documents
D) Office attendance

Q14. When can an agent reapply after revocation of registration?

A) Anytime
B) After 3 months
C) After 6 months
D) After promoter's approval

Q15. What must be displayed by every registered real estate agent at their business location?

A) PAN card
B) GST certificate
C) MahaRERA Registration Number
D) Price chart

Q16. What distinguishes an individual agent from a non-individual agent?

A) Individual has PAN card
B) Non-individuals need license
C) Individual works alone in own name; non-individual works as organization with staff
D) Individual is exempt

Q17. Why is the distinction between individual and non-individual agents important?

A) Taxation purpose
B) Legal liability of organisation for employee conduct
C) Individuals don't get certificate
D) Only firms handle commercial projects

Q18. In whose name is the registration certificate issued for an individual vs non-individual agent?

A) Always organisation name
B) Individual: personal name; Non-individual: organisation name
C) Individual: director's name; Non-individual: PAN name
D) Project name

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ANSWER SHEET

A.1 - C
Reference: Section 10(a), RERA Act, 2016; MahaRERA Handbook (English), Page 43

A.2 - C
Reference: Section 10(b), RERA Act, 2016; MahaRERA Handbook (English), Page 43

A.3 - C
Reference: Section 10(c), RERA Act, 2016; MahaRERA Handbook (English), Page 43

A.4 - A
Reference: Section 10(d), RERA Act, 2016; MahaRERA Handbook (English), Page 43

A.5 - C
Reference: Section 2(zm), RERA Act, 2016; MahaRERA Handbook (English), Page 42

A.6 - C
Reference: Section 9(1), RERA Act, 2016; MahaRERA Handbook (English), Page 41

A.7 - C
Reference: Section 9(6), RERA Act, 2016; MahaRERA Handbook (English), Page 41

A.8 - C
Reference: Rule 13, Maharashtra Real Estate Rules, 2017

A.9 - D
Reference: Section 62, RERA Act, 2016; MahaRERA Handbook (English), Page 44

A.10 - C
Reference: Section 9(7), RERA Act, 2016; MahaRERA Handbook (English), Page 44

A.11 - B
Reference: Rule 12, Maharashtra Real Estate Rules, 2017

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A.12 - C
Reference: Rule 12(4) Explanation, Maharashtra Real Estate Rules, 2017

A.13 - C
Reference: Rule 14, Maharashtra Real Estate Rules, 2017

A.14 - C
Reference: Rule 15(2), Maharashtra Real Estate Rules, 2017

A.15 - C
Reference: Rule 14(1), Maharashtra Real Estate Rules, 2017

A.16 - C
Reference: MahaRERA Agent Handbook, Section 5.3, Page 39

A.17 - B
Reference: MahaRERA Agent Handbook, Section 5.3, Page 39

A.18 - B
Reference: MahaRERA Agent Handbook, Section 5.3, Page 39

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Unit 6

Real Estate Project Registration and Promoter Responsibilities

Q1. As per Section 2(zk) of the RERA Act, who is a "Promoter"?

A) Only the builder who constructs buildings
B) Any person who constructs or causes to be constructed a building, develops land into plots, or sells apartments, and includes developers, societies, and government bodies
C) Only government authorities selling housing via lottery
D) Only the land owner who gives land to the builder

Q2. As per Section 2(zn) of the RERA Act, what is a "Real Estate Project"?

A) Only completed residential buildings ready for sale
B) The development of a building or conversion of existing structures into apartments, or development of land into plots for sale
C) Only government township schemes
D) Construction contracts without any sale component

Q3. As per Section 3(1) of the RERA Act, what is prohibited for a promoter without registering the real estate project?

A) Taking construction permission
B) Advertising, marketing, booking, selling or offering for sale any apartment, plot or building
C) Appointing employees for the project site
D) Paying property taxes

Q4. As per MahaRERA Circular No. 25A/2023 interpreting Section 3(2)(a), when is a project exempt from registration?

A) Only if both area ≤ 500 sq.m. AND units ≤ 8
B) If either area is ≤ 500 sq.m. OR number of units is ≤ 8, irrespective of the other
C) Only government schemes
D) Only projects with no commercial component

Q5. What key documents must a promoter submit along with the application for project registration?

A) Only identity proof
B) Approved plans, title documents, contractors & architect details, agreement formats, estimated completion time etc.
C) Just marketing brochure
D) Latest bank statements

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Q6. As per Section 5(3), what is the time frame for MahaRERA to process a promoter's application?

A) 60 days
B) 30 days to decide, +7 days thereafter to issue registration if not rejected
C) 90 days
D) No timeline

Q7. Under Section 6, the validity of project registration is:

A) Fixed 5 years for all
B) Till date declared by promoter as completion date
C) Until first sale
D) Unlimited

Q8. Under Section 6, project registration may be extended primarily due to:

A) Financial slowdown
B) Force majeure events beyond promoter's control
C) Marketing reasons
D) Arbitrary decision by promoter

Q9. What does "force majeure" mean under Section 6?

A) Promoter's financial problems
B) War, flood, drought, fire, cyclone, earthquake etc.
C) Contractor disputes
D) Buyers defaulting

Q10. Under Section 7, registration may be revoked if:

A) Promoter pays tax on time
B) Promoter violates terms of registration or Act
C) Project completes early
D) Promoter changes banks

Q11. Under Section 8 of the RERA Act, upon revocation of registration, what can MahaRERA direct?

A) Refund of promoter's expenses
B) Remaining development by competent authority or association of allottees
C) Transfer land to state government
D) Cancel all sale agreements

Q12. Under Section 4(2)(l)(D), what must a promoter do with 70% of money collected from allottees?

A) Spend on advertising
B) Deposit in separate account for construction & land cost
C) Give directly to land owner
D) Use for unrelated business

Q13. Under same section, how soon must promoter get accounts audited?

A) Every month
B) Within six months after end of every financial year
C) Once at project end
D) After every sale

Q14. Under Section 17, what is the promoter's duty on conveyance?

A) Give only possession letter
B) Execute registered conveyance deed in favour of allottee or association
C) File an affidavit
D) Obtain completion certificate

Q15. Under Section 6, maximum extension of project registration (except force majeure) is:

A) 3 years
B) 1 year
C) 5 years
D) Indefinite

Q16. Does a renovation project require registration under Section 3(2)(c)?

A) Always
B) No, if it does not involve marketing, selling, new allotment
C) Only if above ₹10 lakh
D) Only with more than 5 contractors

Q17. If renovation involves marketing or sale, is registration required?

A) No, renovation always exempt
B) Yes, if marketing, selling, new allotment involved
C) Only for commercial units
D) Not if promoter files declaration

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Q18. What is penalty for promoter failing to register under Section 59?

A) ₹10,000/day up to 5%
B) Up to 10% of estimated project cost
C) ₹50,000
D) Jail 3 years immediately

Q19. Validity of project registration is:

A) 5 years fixed
B) Till completion date declared by promoter unless extended
C) Till first agreement
D) Unlimited

Q20. What must promoter submit quarterly on portal?

A) Just sales report
B) Quarterly updates on project progress, bookings, approvals, financials
C) Only annual balance sheet
D) Contractor salary slips

Q21. What must all advertisements, marketing materials and brochures issued by the promoter include?

A) Promoter's PAN number
B) MahaRERA registration number of the project
C) Bank guarantee details
D) Architect's personal address

Q22. At the time of booking, what documents must the promoter provide to the allottee?

A) Just booking receipt
B) Sanctioned plans, layout plans, stage-wise schedule
C) A marketing pamphlet
D) Power of attorney

Q23. When must the promoter form a society or association of allottees?

A) Within 3 months after occupancy certificate
B) Within 3 months after more than 50% units are booked
C) Immediately on project launch
D) After handing over all flats

Q24. When must the promoter execute the registered conveyance deed?

A) Before booking starts
B) Within 3 months of obtaining occupancy certificate
C) After 90% payment
D) After society pays maintenance

Q25. For how long is the promoter liable for structural or quality defects after handing over possession?

A) 1 year
B) 3 years
C) 5 years, must rectify within 30 days of notice
D) Till resale by allottee

Q26. Until maintenance is handed over, what must the promoter ensure?

A) Increase maintenance charges
B) Maintain essential services at project site
C) Sell remaining flats cheaper
D) Provide permanent staff

Q27. Before handover, what is promoter's responsibility regarding outgoings?

A) Stop paying after sales cross 50%
B) Pay all outgoings like taxes, electricity till transfer
C) Make society pay from beginning
D) Defer payments till project end

Q28. By when must the promoter hand over possession to allottee?

A) When market is favorable
B) On getting full payment even if incomplete
C) By date in agreement unless delayed by force majeure
D) Only after society formed

Q29. Under Section 7 of the RERA Act, on what grounds may MahaRERA revoke or suspend the registration of a real estate project?

A) If the promoter pays all taxes on time
B) If the promoter violates provisions of the Act, rules, regulations or conditions of registration
C) If more than 50% of flats are unsold
D) If the promoter changes marketing agency

Q30. As per Section 8 of the RERA Act, after revocation of project registration, MahaRERA may direct that:

A) The project be handed back to the promoter
B) The remaining development be completed by association of allottees or competent authority
C) All sale agreements stand cancelled
D) Registration fees be refunded to promoter

Q31. Under the RERA Act, which statement is TRUE about promoter obligations?

A) Promoter can take more than 10% advance without agreement if receipt is given
B) Promoter can make major changes in plans without consent
C) Promoter must pay interest for delay, refund with interest if allottee withdraws
D) Promoter can freely transfer majority rights without allottees' consent

Q32. As per Section 13, how much advance can promoter take before executing & registering agreement for sale?

A) Unlimited
B) Up to 25%
C) Not more than 10% of cost of apartment, plot, building
D) Only after project completion

Q33. When can a promoter cancel an allotment?

A) Anytime at his will
B) Only as per terms of agreement for sale
C) If allottee files complaint
D) If 50% payment not made

Q34. Can a promoter arbitrarily cancel allotment after booking but before executing agreement?

A) Yes, promoter can cancel anytime before agreement
B) No, cannot cancel arbitrarily; allottee may approach MahaRERA
C) Yes, if refund is given
D) Only with municipal approval

Q35. Can promoter make additions or alterations in sanctioned plans without consent of allottee?

A) Yes, anytime
B) Only after previous consent of allottee
C) With just architect's sign
D) By notifying local authority

Q36. As per Rule 18 of the Maharashtra Real Estate Rules, what is the rate of interest payable by the promoter to the allottee or by the allottee to the promoter?

A) Fixed 6% per annum
B) State Bank of India highest MCLR plus 2%
C) Flat 10% interest
D) As decided by the promoter

Q37. As per Rule 19 of the Maharashtra Real Estate Rules, within how many days must the promoter refund money payable to the allottee along with interest and compensation?

A) Within 60 days
B) Within 30 days from the date it becomes due
C) Within one year
D) Only after project completion

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ANSWER SHEET

A.1 - B
Reference: Section 2(zk), RERA Act, 2016; MahaRERA Handbook (English), Page 27

A.2 - B
Reference: Section 2(zn), RERA Act, 2016; MahaRERA Handbook (English), Page 28

A.3 - B
Reference: Section 2(zn), RERA Act, 2016; MahaRERA Handbook (English), Page 28

A.4 - B
Reference: Section 3(2)(a), RERA Act, 2016; MahaRERA Circular No. 25A / 2023

A.5 - B
Reference: Section 4, RERA Act, 2016; MahaRERA Handbook (English), Page 30

A.6 - B
Reference: Section 5(3), RERA Act, 2016; MahaRERA Handbook (English), Page 31

A.7 - B
Reference: Section 6, RERA Act, 2016; MahaRERA Handbook (English), Page 32

A.8 - B
Reference: Section 6, RERA Act, 2016; MahaRERA Handbook (English), Page 32

A.9 - B
Reference: Section 6 Explanation, RERA Act, 2016; MahaRERA Handbook (English), Page 32

A.10 - B
Reference: Section 7, RERA Act, 2016; MahaRERA Handbook (English), Page 33

A.11 - B
Reference: Section 8, RERA Act, 2016; MahaRERA Handbook (English), Page 34

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A.12 - B
Reference: Section 4(2)(l)(D), RERA Act, 2016; MahaRERA Handbook (English), Page 31

A.13 - B
Reference: Section 4(2)(l)(D), RERA Act, 2016; MahaRERA Handbook (English), Page 31

A.14 - B
Reference: Section 17, RERA Act, 2016; MahaRERA Handbook (English), Page 36

A.15 - B
Reference: Section 6, RERA Act, 2016; MahaRERA Handbook (English), Page 32

A.16 - B
Reference: Section 3(2)(c), RERA Act, 2016; MahaRERA Handbook (English), Page 29

A.17 - B
Reference: Section 3(2)(c), RERA Act, 2016; MahaRERA Handbook (English), Page 29

A.18 - B
Reference: Section 59(1), RERA Act, 2016; MahaRERA Handbook (English), Page 35

A.19 - B
Reference: Section 5 & 6, RERA Act, 2016; MahaRERA Handbook (English), Page 32

A.20 - B
Reference: Section 11(1), RERA Act, 2016; MahaRERA Handbook (English), Pages 79–80

A.21 - B
Reference: Section 11(2), RERA Act, 2016; MahaRERA Handbook (English), Page 81

A.22 - B
Reference: Section 11(3)(a), RERA Act, 2016; MahaRERA Handbook (English), Page 81

A.23 - B
Reference: Section 11(4)(e), RERA Act, 2016; MahaRERA Handbook (English), Page 82

A.24 - B
Reference: Section 17, RERA Act, 2016; MahaRERA Handbook (English), Page 84

A.25 - C
Reference: Section 14(3), RERA Act, 2016; MahaRERA Handbook (English), Page 83

A.26 - B
Reference: Section 11(4)(d), RERA Act, 2016; MahaRERA Handbook (English), Page 82

A.27 - B
Reference: Section 11(4)(g), RERA Act, 2016; MahaRERA Handbook (English), Page 83

A.28 - C
Reference: Section 11(4)(a), RERA Act, 2016; MahaRERA Handbook (English), Page 82

A.29 - B
Reference: Section 7, RERA Act, 2016; MahaRERA Handbook (English), Page 33

A.30 - B
Reference: Section 8, RERA Act, 2016; MahaRERA Handbook (English), Page 34

A.31 - C
Reference: Sections 13, 14, 15 & 18, RERA Act, 2016; MahaRERA Handbook (English), Pages 79–89

A.32 - C
Reference: Section 13(1), RERA Act, 2016; MahaRERA Handbook (English), Pages 80–81

A.33 - B
Reference: Section 11(5), RERA Act, 2016; MahaRERA Handbook (English), Page 82

A.34 - B
Reference: Sections 11(5) & 13, RERA Act, 2016; MahaRERA Handbook (English), Pages 80–82

A.35 - B
Reference: Section 14(2)(i), RERA Act, 2016; MahaRERA Handbook (English), Page 83

A.36 - B
Reference: Rule 18, Maharashtra Real Estate Rules, 2017

A.37 - B
Reference: Rule 19, Maharashtra Real Estate Rules, 2017

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Unit 7

Allottees and Their Responsibilities

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Q1. As per Section 19(1) of the RERA Act, what is the right of an allottee regarding project information?

A) To demand free additional car parking space
B) To receive shares in promoter's company
C) To obtain information relating to sanctioned plans, layout plans, stage-wise time schedule of completion, and specifications approved by the competent authority
D) To get details of personal bank accounts of promoter

Q2. As per Section 19(2) of the RERA Act, what is the right of an allottee during the course of project development?

A) To redesign the apartment layout
B) To demand project profit statements
C) To appoint the project contractor
D) To get updates on stage-wise time schedule of completion including provisions for water, sanitation, electricity

Q3. Under Section 19(6) of the RERA Act, what is the responsibility of an allottee regarding payments?

A) Not required to pay maintenance until full completion
B) To pay only after entire project is completed
C) To make payments as per the agreement for sale, including taxes and charges
D) To pay only 10% until possession is offered

Q4. As per Section 19(9) of the RERA Act, what is the responsibility of an allottee regarding formation of a society or association?

A) To oppose formation of any society
B) To transfer his rights to the promoter
C) To participate in formation of society or association of allottees
D) To let promoter continue maintenance indefinitely

Q5. Under Section 19(10) of the RERA Act, what must an allottee do after the occupancy certificate is issued?

A) Demand additional parking free of cost
B) Ask for refund of booking amount
C) Take physical possession within 2 months
D) Wait until all neighbours take possession

Q6. As per Section 19(7) of the RERA Act read with Rule 18 of the Maharashtra Rules, what must an allottee pay if he delays payments?

A) Only principal amount at later date
B) Interest at SBI's highest MCLR plus 2% for the period of delay
C) Penalty fixed at ₹10,000 per month
D) No interest payable if project delayed

Q7. As per Sections 19(3) & 19(4), what can an allottee demand?

A) Free interior designing services
B) Shares in the promoter's company
C) Possession of apartment, plot or building as per agreement, and compensation for delay or defect
D) Only marketing brochures

Q8. Under Section 19(5) of the RERA Act, what is the responsibility of an allottee after taking possession?

A) Demand all future taxes be paid by promoter
B) To pay stamp duty, registration charges (including for conveyance deed), municipal taxes, water, electricity, maintenance and other charges as provided in the agreement for sale
C) No further payments required after possession
D) To pay only for interiors and furnishings

Q9. As per Section 18 of the RERA Act, what can an allottee claim if the promoter fails to give possession as per the agreement?

A) Additional area in lieu of delay
B) Refund of amount paid along with interest and compensation, or monthly interest if not withdrawing
C) Only refund of principal amount without interest
D) Nothing; allottee must wait till completion

Q10. Under Section 18(2) of the RERA Act, what is the right of an allottee if he suffers loss due to defective title of the land?

A) Only refund of booking advance without interest
B) Free maintenance for one year
C) Additional parking space
D) Compensation for the loss suffered, this claim is not barred by limitation

Q11. When can an allottee approach MahaRERA against a promoter for wrongful cancellation of allotment?

A) Only if allottee has not paid full amount
B) If society has not been formed
C) If cancellation is not as per agreement, is unilateral, and without sufficient cause
D) If cancellation is done as per agreement of sale

Q12. Under Section 18(2) of the RERA Act, what is the right of an allottee if he suffers loss due to defective title of land?

A) Mandatory additional flat in the same project
B) Free maintenance for five years
C) Only refund of booking amount
D) Compensation for loss suffered, not barred by any limitation period

Q13. As per Section 19(11) of the RERA Act, what is the responsibility of an allottee regarding registration of conveyance deed?

A) To participate in registration of conveyance deed of the apartment, plot or building as provided under Section 17
B) To wait for promoter alone to execute everything
C) Only to pay for registration but not attend
D) No responsibility at all

Q14. Under Section 31 of the RERA Act, who may file a complaint with MahaRERA for violations of the Act?

A) Only promoter against allottees
B) Only municipal authority
C) Any aggrieved person including allottee, promoter, agent, association of allottees, or consumer association
D) Only the allottee

Q15. Under Section 31 and MahaRERA practice, who can file a complaint and how is it generally filed?

A) Complaint can be filed without mentioning project registration number
B) Only allottee by postal mail
C) Any aggrieved person including allottee, promoter or agent can file online complaint with MahaRERA by paying ₹5,000 and appear in person or through authorized representative
D) Only consumer associations offline

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Q16. What particulars must be included in a complaint filed with MahaRERA?

A) Only complainant's name
B) Simple one-line email "project delayed"
C) Only proof of payment
D) Registration number of project, details of complainant & respondent, facts of case, relief sought, list of enclosures etc.

Q17. How can a complainant appear before MahaRERA or Adjudicating Officer?

A) In person or through authorized representatives like CAs, CSs, cost accountants, advocates or company officers
B) Only by written submissions by email
C) Only in person
D) Through local police station

Q18. Who decides compensation claims under Sections 12, 14, 18, and 19 of the RERA Act?

A) The Registrar of Companies
B) Local municipal commissioner
C) The adjudicating officer appointed by MahaRERA
D) The property tax department

Q19. How soon must adjudicating officers dispose compensation applications?

A) Within 30 days fixed
B) Only after criminal proceedings
C) As expeditiously as possible
D) After project completion

Q20. What is the primary purpose of MahaRERA Conciliation & Dispute Resolution Forum under Section 32(g)?

A) To facilitate amicable settlement of disputes between promoters and allottees through conciliation
B) To penalize promoters directly
C) To audit financial statements of projects
D) To approve building layouts

Q21. Under Sections 43 and 44 of the RERA Act, within what time must an appeal be filed before the Appellate Tribunal (MahaREAT)?

A) Within one year mandatorily
B) Only after project completion
C) Within 60 days from receipt of order, extendable if sufficient cause shown
D) Within 30 days

Q22. Under Section 58 of the RERA Act, who may file a further appeal to the High Court?

A) Only municipal authorities
B) Any person aggrieved by an order of the Appellate Tribunal
C) Only the promoter
D) Only if project is delayed by more than 2 years

Q23. What disputes can be admitted by the MahaRERA Conciliation Forum?

A) Non-real estate financial fraud cases
B) Labour disputes of construction workers
C) Only disputes under the purview of the RERA Act, Rules and Regulations
D) Only disputes about municipal taxes

Q24. What happens when parties reach a settlement through MahaRERA Conciliation Forum?

A) Municipal commissioner must approve it
B) Settlement can be changed anytime unilaterally
C) They sign a settlement agreement which becomes final and binding
D) Promoter gets refund of conciliation fees

Q25. Who typically constitutes MahaRERA conciliation benches?

A) Two judges from High Court
B) One conciliator from consumer association and one from promoter association
C) Police inspectors
D) Only government officers

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Q26. What is the role of conciliators in the MahaRERA Conciliation Forum?

A) To impose fines like a court
B) To side with consumers only
C) To assist parties impartially towards amicable settlement based on fairness, justice and trade practices
D) To represent the promoter before Authority

Q27. What happens if parties fail to comply with a conciliation settlement agreement?

A) The settlement is sent to High Court for penalty
B) Conciliators change settlement unilaterally
C) The agreement becomes void
D) Other party can approach MahaRERA for enforcement; MahaRERA will take cognizance of conciliation terms

Q28. Under Section 43 of the RERA Act, what jurisdiction does the Appellate Tribunal (MahaREAT) have?

A) To hear complaints directly
B) To issue building permissions
C) To prosecute criminal offences
D) Only to hear appeals against orders, directions or decisions of MahaRERA Authority or adjudicating officer

Q29. What is the penalty under Section 59(1) if a promoter fails to register and still markets or sells the project?

A) Up to 10% of estimated cost of the real estate project
B) ₹50,000 flat fine
C) Up to 1% of project cost
D) Municipal sanction cancellation

Q30. Under Section 59(2) of the RERA Act, if a promoter continues violation by not registering even after orders, what punishment may he face?

A) Imprisonment up to 3 years or further fine up to 10% of project cost or both
B) Only more monetary fine
C) GST license suspension
D) Property confiscation

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Q31. Under Section 60, what is the penalty if a promoter submits false information during registration?

A) Up to 5% of estimated cost of the project
B) ₹1 lakh fine
C) Only registration cancellation
D) Blacklisting by municipality

Q32. Under Section 61, what penalty is imposed for contravention of provisions of Act, Rules, or Regulations by promoter?

A) ₹10,000 per day
B) Up to 1% of project cost
C) Up to 5% of estimated cost of the real estate project
D) Direct blacklisting

Q33. Under Section 63, if promoter fails to comply with orders of the Authority, what penalty may apply?

A) ₹50,000 fine
B) Penalty for each day of default up to 5% of project cost
C) GST license cancelled
D) Immediate imprisonment

Q34. Under Section 64, if promoter fails to comply with Appellate Tribunal orders, what is the punishment?

A) GST license blocked
B) Only advisory letter
C) Imprisonment up to 3 years or fine up to 10% of project cost or both
D) Project declared void

Q35. Under Section 62, what penalty is imposed on real estate agent who fails to register or contravenes provisions?

A) Only blacklisting by municipality
B) Direct imprisonment
C) ₹10,000 flat
D) ₹10,000 per day up to 5% of cost of apartment, plot or building for which sale facilitated

Q36. Under Section 65, what penalty applies if real estate agent fails to comply with orders of Authority?

A) ₹1 lakh fine fixed
B) GST license immediately suspended
C) Penalty each day up to 5% of cost of apartment, plot or building
D) Only warning letter

Q37. Under Section 66, what punishment is imposed if agent fails to comply with orders of Appellate Tribunal?

A) Immediate disqualification from all future dealings
B) Seizure of earned commission
C) Imprisonment up to 1 year or fine up to 10% of cost or both
D) Only monetary penalty

Q38. As per MahaRERA Order No. MahaRERA/Secy/181/2023, what must be displayed on project advertisements after 1 Aug 2023?

A) GST number
B) Only contractor details
C) Only architect details
D) MahaRERA registration number, QR code, and website clearly

Q39. As per MahaRERA Order No. 46C/2025, how must the RERA number, QR code & website be shown?

A) Clearly on top right quadrant, font size at least as large as contact details, QR maintaining ratio & clarity
B) Anywhere in any size
C) Only during festivals
D) Only on printed brochures

Q40. What penalty applies under Order 46C/2025 for non-compliance with QR, font or placement rules?

A) Minimum ₹10,000 up to ₹50,000 under Sections 63 & 65, treated seriously for continuous violations
B) Only a warning letter
C) Permanent blacklisting
D) ₹1,000 flat

Q41. Under Section 67 of the RERA Act, what penalty applies to an allottee who fails to comply with orders of the Authority?

A) Only a warning
B) Penalty for period of default, up to 5% of cost of apartment, plot or building
C) Permanent ban from buying property
D) Immediate forfeiture of property

Q42. Under Section 68, what punishment applies if allottee fails to comply with orders of Appellate Tribunal?

A) Only monetary penalty
B) GST license cancellation
C) Imprisonment up to 1 year or fine up to 10% of cost, or both
D) Ban on applying for future home loans

Q43. As per Section 69, who is liable if an offence is committed by a company under this Act?

A) Only external contractors
B) Only the company
C) Only shareholders holding over 50% equity
D) Persons in charge or responsible for conduct of company's business, plus directors, managers, secretaries if with consent, connivance or neglect

Q44. As per MahaRERA Order No. 41B/2023 & 52/2024, what happens if agent fails to upload Certificate of Competency after one year?

A) Only a warning issued
B) Unlimited extension granted
C) ₹500 flat penalty
D) Registration stands revoked without further notice if registration period still valid

Q45. Under Sections 37 & 65 of the RERA Act, what if a real estate agent fails to comply with MahaRERA directions (like getting competency certificates for employees)?

A) It is optional, no consequence
B) Liable to penalty up to 5% of cost of apartment, plot or building for which sale facilitated
C) Only employees penalized, not agent
D) Simply ignored by Authority

Q46. Under Section 67, what penalty is imposed on an allottee for failing to comply with Authority's orders?

A) Bank account frozen
B) Project registration cancelled
C) Only a warning
D) Penalty up to 5% of cost of apartment, plot or building

Q47. Under Section 68, what happens if allottee fails to comply with Appellate Tribunal orders?

A) Only additional stamp duty
B) Imprisonment up to 1 year or fine up to 10% of cost or both
C) Property resale banned
D) GST license suspended

Q48. Under Section 69, who can be deemed guilty if a company commits offence under this Act?

A) Only external contractors
B) Only company
C) Only major shareholders
D) Person in charge, plus directors, managers, secretaries if with consent, connivance or neglect

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ANSWER SHEET

A.1 - C
Reference: Section 19(1), RERA Act, 2016; MahaRERA Handbook (English), Page 91

A.2 - D
Reference: Section 19(2), RERA Act, 2016; MahaRERA Handbook (English), Page 91

A.3 - C
Reference: Section 19(6), RERA Act, 2016; MahaRERA Handbook (English), Page 92

A.4 - C
Reference: Section 19(9), RERA Act, 2016; MahaRERA Handbook (English), Page 93

A.5 - C
Reference: Section 19(10), RERA Act, 2016; MahaRERA Handbook (English), Page 93

A.6 - B
Reference: Section 19(7), RERA Act, 2016; Rule 18, Maharashtra Rules, 2017; MahaRERA Handbook (English), Page 92

A.7 - C
Reference: Sections 19(3) & 19(4), RERA Act, 2016; MahaRERA Handbook (English), Pages 91–92

A.8 - B
Reference: Section 19(5), RERA Act, 2016; MahaRERA Handbook (English), Page 92

A.9 - B
Reference: Section 18(1), RERA Act, 2016; MahaRERA Handbook (English), Page 85

A.10 - D
Reference: Section 18(2), RERA Act, 2016; MahaRERA Handbook (English), Page 85

A.11 - C
Reference: Section 11(5), RERA Act, 2016; MahaRERA Handbook (English), Page 82

A.12 - D
Reference: Section 18(2), RERA Act, 2016; MahaRERA Handbook (English), Page 85

A.13 - A
Reference: Section 19(11), RERA Act, 2016; MahaRERA Handbook (English), Page 93

A.14 - C
Reference: Section 31, RERA Act, 2016; MahaRERA Handbook (English), Page 94

A.15 - C
Reference: Section 31, RERA Act, 2016; MahaRERA Handbook (English), Page 94

A.16 - D
Reference: Section 31, RERA Act, 2016; MahaRERA Handbook (English), Page 94

A.17 - A
Reference: Section 31, RERA Act, 2016; MahaRERA Handbook (English), Page 94

A.18 - C
Reference: Sections 12, 14, 18, 19 & 71, RERA Act, 2016; MahaRERA Handbook (English), Page 95

A.19 - C
Reference: Sections 12, 14, 18, 19 & 71, RERA Act, 2016; MahaRERA Handbook (English), Page 95

A.20 - A
Reference: Section 32(g), RERA Act, 2016; MahaRERA Handbook (English), Page 96

A.21 - C
Reference: Sections 43 & 44, RERA Act, 2016; MahaRERA Handbook (English), Page 98

A.22 - B
Reference: Section 58, RERA Act, 2016; MahaRERA Handbook (English), Page 98

A.23 - C
Reference: Section 32(g), RERA Act, 2016; MahaRERA Handbook (English), Page 96

A.24 - C
Reference: Section 32(g), RERA Act, 2016; MahaRERA Handbook (English), Page 96

A.25 - B
Reference: Section 32(g), RERA Act, 2016; MahaRERA Handbook (English), Page 96

A.26 - C
Reference: Section 32(g), RERA Act, 2016; MahaRERA Handbook (English), Page 96

A.27 - D
Reference: Section 32(g), RERA Act, 2016; MahaRERA Handbook (English), Page 96

A.28 - D
Reference: Section 43, RERA Act, 2016; MahaRERA Handbook (English), Page 98

A.29 - A
Reference: Section 59(1), RERA Act, 2016; MahaRERA Handbook (English), Page 99

A.30 - A
Reference: Section 59(2), RERA Act, 2016; MahaRERA Handbook (English), Page 99

A.31 - A
Reference: Section 60, RERA Act, 2016; MahaRERA Handbook (English), Page 99

A.32 - C
Reference: Section 61, RERA Act, 2016; MahaRERA Handbook (English), Page 99

A.33 - B
Reference: Section 63, RERA Act, 2016; MahaRERA Handbook (English), Page 99

A.34 - C
Reference: Section 64, RERA Act, 2016; MahaRERA Handbook (English), Page 99

A.35 - D
Reference: Section 62, RERA Act, 2016; MahaRERA Handbook (English), Page 99

A.36 - C
Reference: Section 65, RERA Act, 2016; MahaRERA Handbook (English), Page 99

A.37 - C
Reference: Section 66, RERA Act, 2016; MahaRERA Handbook (English), Page 99

A.38 - D
Reference: MahaRERA Order No. MahaRERA/Secy/181/2023 dated 11-May-2023

A.39 - A
Reference: MahaRERA Order No. 46C/2025 dated 08-Apr-2025

A.40 - A
Reference: MahaRERA Order No. 46C/2025; Sections 63 & 65, RERA Act, 2016

A.41 - B
Reference: Section 67, RERA Act, 2016; MahaRERA Handbook (English), Page 100

A.42 - C
Reference: Section 68, RERA Act, 2016; MahaRERA Handbook (English), Page 100

A.43 - D
Reference: Section 69, RERA Act, 2016; MahaRERA Handbook (English), Page 100

A.44 - D
Reference: MahaRERA Order No. 41B/2023 dated 13-12-2023 & 52/2024 dated 29-04-2024

A.45 - B
Reference: Sections 37 & 65, RERA Act, 2016; MahaRERA Order No. 41B/2023 dated 13-12-2023

A.46 - D
Reference: Section 67, RERA Act, 2016; MahaRERA Handbook (English), Page 100

A.47 - B
Reference: Section 68, RERA Act, 2016; MahaRERA Handbook (English), Page 100

A.48 - D
Reference: Section 69, RERA Act, 2016; MahaRERA Handbook (English), Page 100

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Unit 8

Due Diligence Before Facilitating Sale

Q1. What is the first due diligence a real estate agent must perform before facilitating the sale of an apartment, plot or building under the RERA framework?

A) Collect brokerage from allottee in advance
B) Advertise the project on social media immediately
C) Verify interior design contract
D) Check if the project is registered with MahaRERA

Q2. As part of due diligence under the RERA framework, what else must a real estate agent verify before facilitating a transaction?

A) Whether the allottee has received a housing loan pre-approval
B) Approved layout plans, building sanctions, and title documents to ensure clear and marketable title
C) Number of security guards employed at site
D) Whether the promoter has appointed an interior decorator

Q3. Before facilitating the sale of any apartment, plot or building, what must a real estate agent ensure about the project's registration status?

A) That the builder's office has been recently renovated
B) That the MahaRERA registration is valid and not expired, revoked or lapsed
C) That the project has completed landscaping
D) That the project has at least 50% units booked

Q4. Why is it critical for a real estate agent to verify the legal title report of a property before facilitating sale?

A) To verify only the boundary wall color
B) To determine interior furniture layout
C) To ensure the promoter has clear, marketable title free from encumbrances and can validly convey ownership
D) To find out the number of trees on the property

Q5. Which of the following documents are typically verified as part of due diligence to prepare the Legal Title Report of a property?

A) Water tax bill only
B) Electrical wiring layout plans
C) 7/12 extract, property card, allotment documents, 30-year search report
D) List of nearby restaurants

Q6. As part of due diligence, why must a real estate agent carefully check the encumbrance and litigation details in the Legal Title Report before facilitating sale?

A) To identify if the property is mortgaged, under any charge, or involved in legal disputes which may affect clear title
B) To check if neighbors have painted their houses
C) To determine parking slot size
D) To verify number of elevators in the building

Q7. As part of due diligence, what must a real estate agent verify regarding building approvals and commencement certificate before facilitating a transaction?

A) Only that there are trees planted on the project site
B) Whether the building has a decorative entrance gate
C) That the promoter has obtained all necessary approvals including NA permissions, layout approval, IOD conditions, NOCs and valid commencement certificate to start construction
D) Whether the property is listed on social media

Q8. As part of due diligence before facilitating a sale, what should a real estate agent ensure about the Allotment Letter or Agreement for Sale?

A) That it is drafted in the local language only
B) That it follows the proforma of Allotment Letter and Agreement for Sale as provided on the MahaRERA website
C) That it includes only decorative drawings of the flat
D) That it specifies the color of external paint

Q9. As per the RERA framework, why is it mandatory for promoters to sell apartments based on MahaRERA Carpet Area?

A) To allow promoters to include garden space as part of the apartment
B) To provide a standard calculation of net usable floor area, excluding external walls and shafts but including internal partition walls, so that homebuyers are not misled
C) To ensure promoters can charge higher rates on inflated areas
D) To include exclusive balcony and open terrace in carpet area

Q10. As part of due diligence before facilitating a sale, what must a real estate agent ensure regarding the apartment's area?

A) That the total area includes balcony and open terrace by default
B) That the promoter has mentioned the area including common lobby and staircase
C) That the area is calculated based on built-up plus loading factor to increase sale price
D) That the carpet area is clearly mentioned and calculated as per MahaRERA's standard definition, excluding external walls and shafts, but including internal partition walls

Q11. Why is verifying the MahaRERA-defined carpet area helpful for buyers and agents while comparing different real estate projects?

A) It ensures accurate cost per square foot comparison by removing inflated loading and standardising usable area
B) It allows developers to hide unusable spaces
C) It helps increase agent commission
D) It includes surrounding green space in total apartment value

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ANSWER SHEET

A.1 - D

A.2 - B

A.3 - B

A.4 - C

A.5 - C

A.6 - A

A.7 - C

A.8 - B

A.9 - B

A.10 - D

A.11 - A

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Unit 9

Sales Process, Forms, and Agreements

Q1. Under Section 13(1) of the RERA Act, what is an allotment letter in the context of real estate transactions?

A) A tax clearance certificate from the Income Tax Department
B) A document issued by the promoter to the allottee confirming allotment of a specific apartment or plot, specifying consideration amount, payment schedule and project particulars
C) A letter by society demanding monthly maintenance
D) A municipality letter for construction commencement

Q2. Under which provisions is the model form of Agreement for Sale prescribed in Maharashtra?

A) Section 17 of Income Tax Act
B) Section 13(2) of RERA Act, 2016 read with Rule 10 of Maharashtra RERA Rules, 2017 prescribing Form G
C) Companies Act, 2013 provisions
D) Only municipal bye-laws

Q3. Under Section 194-IA of the Income Tax Act, discussed in MahaRERA Handbook, what TDS applies on purchase of property?

A) TDS at 10% on every transaction
B) No TDS is required on property purchases
C) TDS @ 1% if transaction exceeds ₹50 lakhs
D) Only GST is deducted

Q4. As per MahaRERA Handbook, what is a mortgage loan?

A) A loan taken without any security
B) A secured loan where the property is mortgaged to the lender until repayment
C) Maintenance advance from society
D) Input GST credit facility

Q5. Under Section 13(1) of the RERA Act, when can promoter accept more than 10% advance from an allottee?

A) After executing and registering an agreement for sale
B) Without any agreement
C) On receiving oral consent of allottee
D) By mutual letter without registration

Q6. Under Rule 10 of Maharashtra RERA Rules, which form is prescribed for model Agreement for Sale?

A) Form H
B) Form G
C) Form C
D) Form J

Q7. As per Section 13(1) of the RERA Act and MahaRERA Handbook, what details must be included in an agreement for sale?

A) Only promoter's PAN and Aadhar
B) Details of proposed apartment / plot, cost, payment schedule, possession date, specifications, interest obligations and other prescribed particulars
C) Only last year's electricity bill
D) Architect's personal residence proof

Q8. As per Rule 10 and MahaRERA Handbook, why must agreement for sale be checked?

A) To ensure it follows the prescribed Form G format with statutory particulars for buyer protection
B) To confirm builder's previous marriage status
C) To verify electricity meter brand
D) To validate interior designer's license

Q9. As per handbook guidance, what key factors affect home loan eligibility?

A) Number of pets at home
B) Income level, repayment capacity, CIBIL score, existing liabilities etc.
C) Wall paint brand
D) Promoter's personal savings

Q10. Under Section 194-IA, what is the TDS obligation on purchase of immovable property exceeding ₹50 lakhs?

A) 10% TDS
B) No TDS at all
C) 1% TDS on transaction exceeding ₹50 lakhs
D) 5% TDS irrespective of value

Q11. Under Sections 11(5) and 13(1) of the RERA Act, when can a promoter cancel the allotment of an apartment or plot?

A) Only in accordance with the terms of the agreement for sale or by mutual consent
B) Whenever promoter desires without reason
C) Based on informal email exchange
D) If local shopkeeper objects

Q12. If a promoter cancels allotment unilaterally without sufficient cause or against terms of the agreement for sale, what remedy does the allottee have under Section 11(5)?

A) No remedy; promoter decision is final
B) Allottee may approach MahaRERA Authority for redressal against wrongful cancellation
C) Allottee can only file police complaint
D) Allottee must approach housing society first

Q13. As per typical clauses in agreement or allotment letter under MahaRERA practice, what happens if the allottee voluntarily requests cancellation of booking?

A) Full amount is refunded instantly with 10% interest
B) A specified amount as per deduction table is retained and balance refunded without interest within 45 days
C) Promoter pays compensation for loss of deal
D) Cancellation is not permitted at all

Q14. If an allottee cancels the booking after 31 to 60 days from issuance of allotment letter, how much may be deducted?

A) 2% of the cost of the said unit
B) Nil
C) 1.5% of the cost of the said unit
D) 1% of the cost of the said unit

Q15. If allottee cancels booking within 15 days of allotment letter, how much is deducted?

A) Nil
B) 2% of cost
C) 1% of cost
D) 1.5% of cost

Q16. If promoter fails to refund amount within 45 days of cancellation request, what is allottee entitled to?

A) GST refund also
B) Nothing, he must wait indefinitely
C) Interest as per highest SBI MCLR plus two percent on balance
D) Additional apartment free

Q17. As per agreement, which of these must allottee pay in addition to flat cost?

A) GST, stamp duty and registration charges
B) SBI loan processing fees
C) RERA penalty
D) Promoter's society maintenance backlog

Q18. Within what period must the agreement for sale be executed and registered before the Sub-Registrar according to the allotment letter?

A) Within 6 months from allotment letter issue date
B) Within 2 months from the date of issuance of allotment letter or such extended period mutually agreed
C) No time limit is prescribed
D) Only after full payment of the property cost

Q19. If the allottee fails to pay a subsequent stage installment, what action can the promoter take?

A) Ignore and wait indefinitely
B) Serve notice to allottee to pay within 15 days, failing which promoter can cancel allotment and forfeit amount as per Clause 9 table
C) Immediately file police complaint
D) Cancel allotment without any notice

Q20. If the allottee fails to execute and register the agreement for sale within the stipulated period and the promoter issues notice, what is the maximum forfeiture allowed?

A) 5% of unit cost
B) 10% of unit cost
C) 2% of the cost of the said unit
D) No forfeiture allowed

Q21. What interest is payable if the promoter fails to refund the balance amount within 45 days from expiry of notice period?

A) No interest is payable
B) Interest as per RBI base rate only
C) Interest at SBI highest Marginal Cost of Lending Rate plus 2%
D) Penal interest at 18% per annum

Q22. Does the allotment letter limit the rights and interests of the allottee upon execution and registration of the agreement for sale?

A) Yes, it limits all rights permanently
B) No, rights and interests are governed by the registered agreement after execution and registration
C) It only limits rights related to payment schedule
D) It limits rights only until possession

Q23. After executing and registering the agreement for sale, does the allotment letter restrict the allottee's legal rights and claims over the property?

A) Yes, the allottee loses all rights once the agreement is registered
B) No, the allottee's rights and claims are protected and governed by the registered agreement for sale
C) The allottee's rights are restricted only regarding payment terms
D) The allottee's rights remain limited until possession is handed over

Q24. What is the primary purpose of the 'Agreement for Sale' in real estate?

A) To serve as a license for construction
B) To transfer property ownership from promoter to allottee under agreed terms and price
C) To act as a tax invoice only
D) To grant maintenance rights to society

Q25. Under which law is the Agreement for Sale registered and legally binding?

A) Transfer of Property Act, 1882
B) Indian Contract Act, 1872
C) Registration Act, 1908
D) Real Estate (Regulation and Development) Act, 2016

Q26. What is the maximum amount of total consideration payable before execution of Agreement for Sale?

A) 10% of total consideration
B) 20% of total consideration
C) 30% of total consideration
D) 50% of total consideration

Q27. What stage corresponds with payment of amount not exceeding 45% of total consideration?

A) Before execution of Agreement for Sale
B) After execution of Agreement for Sale
C) On completion of the plinth of the building or wing where the apartment is located
D) On handing over possession

Q28. At what stage is the balance amount payable by the allottee?

A) Before plinth completion
B) After completion of internal plaster and flooring
C) On or after receipt of occupancy certificate or completion certificate when possession is handed over
D) At the time of booking

Q29. According to the Model Form of Agreement, who is liable to pay fees or brokerage to a Registered Real Estate Agent facilitating the transaction?

A) Only the promoter
B) Only the allottee
C) Either promoter, allottee or both as per agreed terms
D) Only the government

ANSWER SHEET

A.1 - B

A.2 - B

A.3 - C

A.4 - B

A.5 - A

A.6 - B

A.7 - B

A.8 - A

A.9 - B

A.10 - C

A.11 - A

A.12 - B

A.13 - B

A.14 - C

A.15 - A

A.16 - C

A.17 - A

A.18 - B

A.19 - B

A.20 - C

A.21 - C

A.22 - B

A.23 - B

A.24 - B

A.25 - B

A.26 - A

A.27 - C

A.28 - C

A.29 - C

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Unit 10

Real Estate Calculations

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Q1. Who is responsible for deducting TDS on the purchase of immovable property?

A) Seller
B) Buyer
C) Real estate agent
D) Government

Q2. Under Section 194IA of the Income Tax Act, what percentage of TDS must the buyer deduct on property purchases above ₹50 lakhs?

A) 0.5%
B) 1%
C) 2%
D) 5%

Q3. What is the process and requirement for TDS deduction on property purchase from a Non-Resident Indian (NRI)?

A) Buyer deducts TDS at 20%, no need to obtain TAN
B) Buyer deducts TDS at 20%, must obtain TAN and file TDS returns separately
C) Seller deducts TDS at 10%
D) No TDS deduction required

Q4. What is the applicable TDS rate on property purchase from a Non-Resident Indian (NRI)?

A) 10%
B) 20%, increased to 30% if property sold within 2 years
C) No TDS
D) Same as resident Indian

Q5. Within how many days from the end of the month must the buyer deposit the deducted TDS for property purchase?

A) 15 days
B) 30 days
C) 60 days
D) 90 days

Q6. Which form must be filed by the buyer for depositing TDS on property purchase?

A) Form 16
B) Form 26QB
C) Form 10BA
D) Form 15G

Q7. What information is required to be submitted when filing TDS on property purchase?

A) Only buyer's PAN and name
B) Details of buyer and seller including PAN, address, phone, email, agreement date, payment date, and total consideration
C) Only seller's PAN and address
D) Only property details

Q8. What is the primary benefit of applying for a home loan for property purchase?

A) It increases the property price
B) Provides financial support to the buyer
C) Decreases the buyer's credit score
D) Mandatory by law

Q9. Which form must be filed by the buyer to deposit TDS deducted on property purchase from an NRI?

A) Form 26QB
B) Form 27Q
C) Form 16B
D) Form 15CA

Q10. What is a characteristic of a fixed interest rate home loan?

A) Interest rate changes with market fluctuations
B) Interest rate remains the same throughout the loan tenure
C) Interest rate is linked to the Marginal Cost of Funds Lending Rate (MCLR)
D) Interest rate increases every year

Q11. What does a floating interest rate on a home loan depend on?

A) Fixed throughout the tenure
B) Prevailing market rates and Marginal Cost of Funds Lending Rate (MCLR)
C) Government fixed rates
D) Borrower's credit score

Q12. Which of the following is NOT a feature of a home loan?

A) Property must have marketable and freehold title
B) Home loan is considered a secured loan using property as collateral
C) Home loans are always for short tenures less than 5 years
D) Home loans can be customized to suit requirements

Q13. How long can home loans tenure last typically?

A) Up to 5 years
B) Up to 10 years
C) Up to 20 years
D) Up to 30 years

Q14. What is the current GST rate applicable on the purchase of under-construction residential property?

A) 5% without ITC (Input Tax Credit)
B) 12% with ITC
C) 18% without ITC
D) 0% (Exempted)

Q15. Is GST applicable on the sale of completed (ready-to-move-in) residential property?

A) Yes, at 5%
B) No, it is exempted
C) Yes, at 12%
D) Only on commercial properties

Q16. Who is liable to pay GST on the sale of under-construction property?

A) Buyer
B) Seller (Promoter/Developer)
C) Real estate agent
D) Government

Q17. What is the GST rate applicable for affordable housing under the GST regime?

A) 5%
B) 1%
C) 12%
D) 0%

Q18. What is the eligibility criterion for a residential property to qualify as 'affordable housing' under GST for 1% tax rate?

A) Carpet area up to 60 sq. meters in metro cities and 90 sq. meters in non-metro cities
B) Carpet area up to 100 sq. meters anywhere
C) Only government-approved projects
D) Property price below ₹50 lakhs

Q19. What is the GST rate applicable on commercial properties under GST?

A) 5%
B) 1%
C) 12%
D) 18%

Q20. Why is GST not applicable on the sale of residential property after obtaining Occupancy Certificate (OC)?

A) Because construction is completed and it is treated as sale of immovable property exempt from GST under Schedule III
B) Because GST applies only on commercial properties
C) Because OC exempts the buyer from paying any tax
D) Because GST rates are increased after OC

Q21. Why is a 5% GST rate applicable on commercial property within a RERA-registered residential real estate project where commercial area is limited to 15%?

A) Because the entire project is treated as residential with commercial area ancillary up to 15%
B) Because all commercial property attracts 5% GST
C) Because commercial property always attracts 12% GST regardless of project type
D) Because 5% GST applies only to affordable housing projects

Q22. In a RERA-registered project with 85% residential and 15% commercial area, what GST rate applies to the commercial portion?

A) 12%, as commercial property attracts standard GST rate
B) 18%, since it is a mixed-use project
C) 5%, because commercial area up to 15% is treated as ancillary to residential use
D) 0%, commercial space is exempt

Q23. Under which Act is the registration of sale documents for property transfer mandatory in India?

A) Income Tax Act, 1961
B) Indian Registration Act, 1908
C) Maharashtra Stamp Act, 1958
D) Real Estate (Regulation and Development) Act, 2016

Q24. What is the maximum registration charge payable in Maharashtra for properties priced above ₹30 lakh?

A) ₹10,000
B) ₹20,000
C) ₹30,000
D) ₹50,000

Q25. Under the Maharashtra Stamp Act, within what time frame must instruments chargeable with stamp duty be stamped?

A) Within 7 days after execution
B) Before or at the time of execution, or next working day
C) Within 30 days after execution
D) Within 15 days after registration

Q26. What concession is provided to women buyers under Maharashtra Stamp Duty rules?

A) 50% reduction in stamp duty
B) 25% reduction in stamp duty
C) 1% concession over prevailing stamp duty if property is registered in woman's name
D) No concession

Q27. According to the Maharashtra Government Order dated 31 March 2021, what is the condition for women buyers to avail a 1% concession on stamp duty?

A) Women buyers must be the sole purchasers of the residential unit and the property should be executed in their name
B) Women buyers can share ownership with males to avail concession
C) The concession applies to commercial properties only
D) There is no condition; all women buyers automatically get concession

Q28. The Maharashtra Stamp Act is also commonly known as:

A) Bombay Stamp Act, 1958
B) Indian Stamp Act, 1899
C) Maharashtra Registration Act, 1908
D) Real Estate (Regulation and Development) Act, 2016

Q29. Under which Act is Tax Deducted at Source (TDS) on property purchase governed?

A) Income Tax Act, 1961
B) Goods and Services Tax Act, 2017
C) Maharashtra Stamp Act, 1958
D) Indian Registration Act, 1908

Q30. Under which Act was the TDS provision on property transactions introduced by the Finance Act, 2013?

A) Income Tax Act, 1961 via amendment in Section 194IA
B) Goods and Services Tax Act, 2017
C) Maharashtra Stamp Act, 1958
D) Indian Registration Act, 1908

Q31. The TDS provision on immovable property transactions was introduced by which Finance Act and through which section of the Income Tax Act?

A) Finance Act, 2015; Section 194IB
B) Finance Act, 2013; Section 194IA
C) Finance Act, 2017; Section 194M
D) Finance Act, 2016; Section 194C

Q32. Mr. Raj and Mrs. Priya jointly purchase an under-construction residential property valued at ₹75 lakhs in Mumbai. The carpet area qualifies for affordable housing. The property is registered in Mrs. Priya's name. Which of the following taxes and fees apply, and what rates or concessions are applicable?

A) GST at 1% (affordable housing rate), TDS at 1% by buyer, Stamp duty concession of 1% for women, Registration fee as per Maharashtra rules
B) GST at 5%, TDS at 2%, No stamp duty concession, Standard registration fee
C) GST exempt as property is under construction, No TDS applicable, Full stamp duty, Registration fee applicable
D) GST at 12%, TDS at 1%, Stamp duty concession applicable only if property registered in man's name, Registration fee waived

Q33. Mr. Suresh buys an under-construction residential apartment in Pune valued at ₹1 crore with a carpet area of 95 sq.m. The property is registered in his name. Considering Maharashtra laws and GST provisions, calculate the taxes and fees applicable:

- Is GST applicable, and at what rate?
- What percentage of TDS must he deduct?
- Does he get any stamp duty concession for being a male buyer?
- Approximate registration fee percentage or fixed amount?

A) GST at 5% (since carpet area and value exceed affordable limits), TDS at 1% by buyer, no stamp duty concession for male buyer, registration fee approx. 1% of property value
B) GST at 1% (affordable housing rate), TDS at 0.5%, full stamp duty applicable, fixed registration fee ₹10,000
C) GST exempt (property completed), no TDS, 1% stamp duty concession, registration fee waived
D) GST at 12%, TDS at 2%, 50% stamp duty concession, registration fee approx. 0.5%

Q34. Mrs. Kavita buys a commercial shop in a Mumbai mixed-use project (RERA-registered) with a sale price of ₹50 lakhs. The commercial space forms 12% of the total project area. Which taxes and fees are applicable?

- GST rate on the commercial unit
- TDS rate to be deducted by Mrs. Kavita
- Stamp duty concessions applicable?
- Approximate registration fees

A) GST at 5% (since commercial area ≤15% in RERA project), TDS at 1%, no stamp duty concession, registration fees approx. 1%
B) GST at 12%, TDS at 2%, stamp duty concession of 1% for women, registration fees approx. 0.5%
C) GST exempt, no TDS, full stamp duty, registration fees waived
D) GST at 18%, TDS at 1%, no stamp duty concession, fixed registration fees ₹20,000

Q35. Which type of property qualifies for the 1% stamp duty concession granted to women buyers under Maharashtra Government Orders?

A) Residential properties only, registered solely in the name of a woman
B) Commercial properties only, regardless of ownership
C) Both residential and commercial properties
D) Agricultural land only

Q36. If a residential property is jointly registered in the names of a man and a woman, is the woman eligible for the 1% stamp duty concession on her share?

A) Yes, the concession applies on the woman's share
B) No, concession applies only if the property is registered solely in the woman's name
C) Yes, if the woman's share is more than 50%
D) No concession for any joint ownership

Q37. Does the 1% stamp duty concession for women apply to commercial properties registered solely in a woman's name?

A) Yes, it applies to all properties registered in woman's name
B) No, concession is applicable only to residential properties
C) Yes, but only for properties valued below ₹50 lakhs
D) No, it applies only for agricultural land

Q38. Mrs. Neha buys an under-construction residential apartment in Pune for ₹1 crore. The stamp duty applicable for any gender is 7%. Considering the applicable TDS and GST, calculate the total taxes and fees Mrs. Neha must pay.

A) ₹11,00,000
B) ₹11,30,000
C) ₹12,00,000
D) ₹13,00,000

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ANSWER SHEET

A.1 - B

A.2 - B

A.3 - B

A.4 - B

A.5 - B

A.6 - B

A.7 - B

A.8 - B

A.9 - B

A.10 - B

A.11 - B

A.12 - C

A.13 - D

A.14 - A

A.15 - B

A.16 - A

A.17 - B

A.18 - A

A.19 - C

A.20 - A

A.21 - A

A.22 - C

A.23 - B

A.24 - C

A.25 - B

A.26 - C

A.27 - A

A.28 - A

A.29 - A

A.30 - A

A.31 - B

A.32 - A

A.33 - A

A.34 - A

A.35 - A

A.36 - B

A.37 - B

A.38 - B

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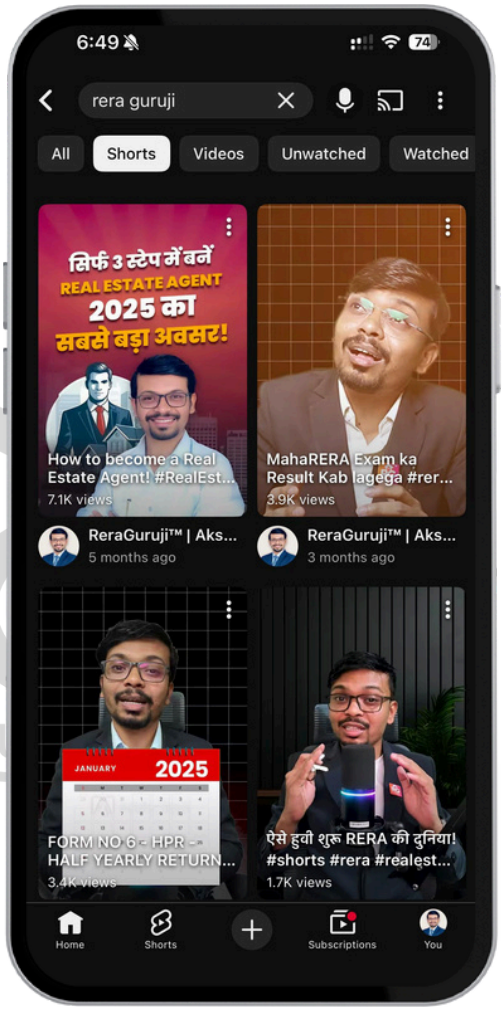
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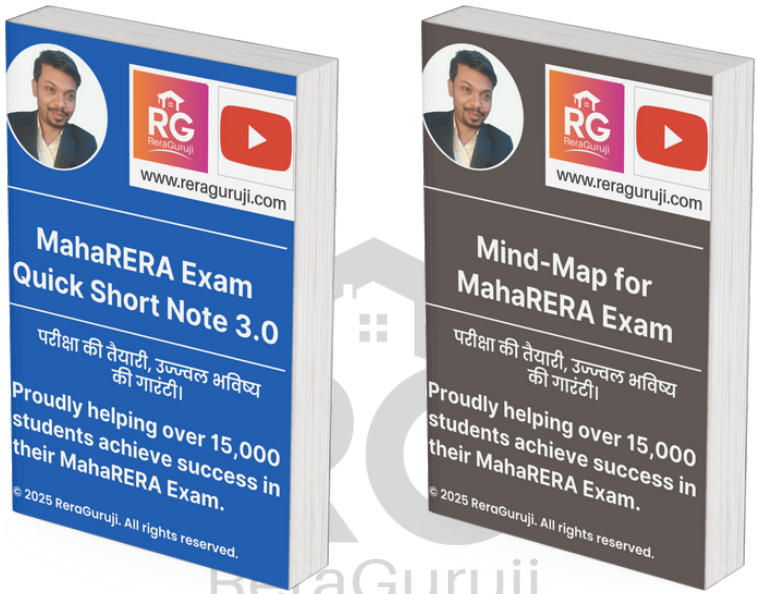




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It will help you clear your concepts, strengthen your logic, and build confidence in understanding the practical and legal aspects of RERA & MahaRERA.

Each question is framed to test your knowledge, improve your understanding, and make your exam preparation more effective. By practicing regularly, you will not only be ready for the exam but also gain the clarity needed to work as a certified, compliant, and successful Real Estate Agent under MahaRERA.



Akshay Lakade, popularly known as ReraGuruji, is a leading real estate trainer, compliance consultant, and educator dedicated to simplifying the complexities of RERA and MahaRERA for thousands of stakeholders across India.

He is the founder of India's first YouTube channel dedicated exclusively to RERA and MahaRERA — ReraGuruji — which has become a trusted learning platform for real estate agents, promoters, and homebuyers seeking clear, actionable guidance.

Akshay is the Founder of ReraGuruji Realtors and Akshay Lakade Private Limited, through which he aims to build a knowledge-driven ecosystem for real estate education, compliance, and public awareness.

With over five years of experience as a tax consultant and legal compliance advisor, he has trained numerous professionals, helping them operate ethically, legally, and profitably in the real estate sector.

Known for his relatable teaching style, use of real-life examples, and ability to make even the most technical laws understandable, he continues to inspire trust and confidence among his audience. You can explore more of his work by simply searching *"ReraGuruji"* on YouTube.

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Before RERA, Indian real estate was like an uncontrolled elephant — powerful but chaotic, leaving buyers confused, agents unprepared, and promoters unchecked. **'The Untold Real Estate Fundamentals: RERA & MahaRERA Explained by ReraGuruji'** is your clear, practical guide to understanding the law that changed Indian real estate forever. Written in simple, relatable language, this book demystifies RERA & MahaRERA for: - Real Estate Agents – to become certified, compliant, and successful; Promoters/Builders – to meet registration and compliance requirements; Homebuyers – to safeguard investments and know their rights.

Packed with real-world examples, relatable analogies, and key legal insights, this book cuts through the jargon to give you the knowledge and confidence to navigate the real estate market — legally, safely, and profitably. Whether you are buying, selling, or building property, this is the essential handbook you need by your side.



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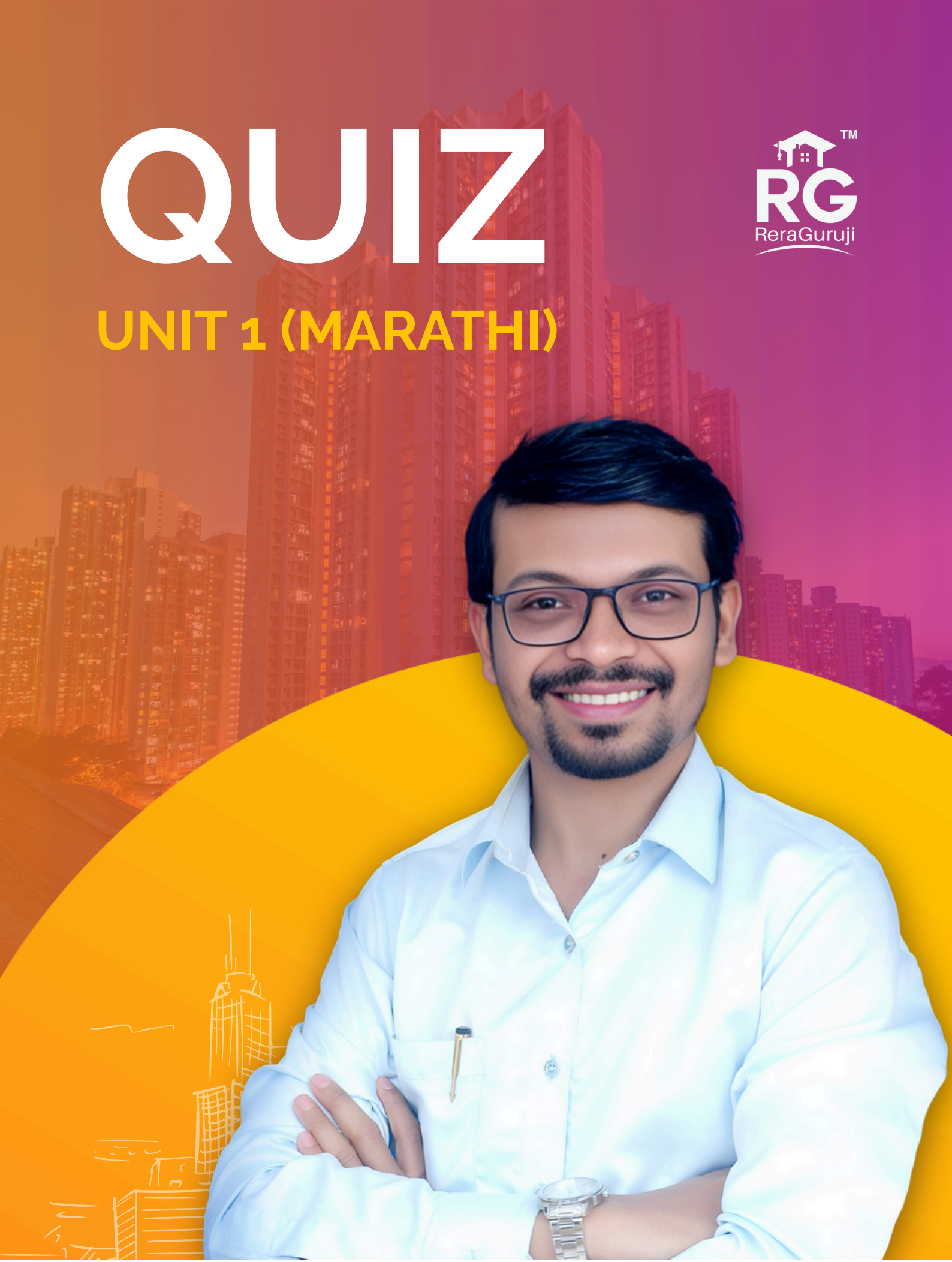
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QUIZ

UNIT 1 (MARATHI)

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तयारी महारेरा परीक्षेची – बनूया प्रमाणित तज्ज्ञ!

युनिट 1 चाचणीसाठी सूचना

1. ही चाचणी महारेरा अभ्यासक्रम, अधिकृत पुस्तिका, आदेश व मार्गदर्शक तत्त्वांवर आधारित आहे.

2. प्रत्येक प्रश्नाला चार पर्याय दिले आहेत. केवळ एकच पर्याय बरोबर आहे.

3. प्रश्न नीट वाचा आणि योग्य उत्तर निवडा.

4. चुकीच्या उत्तरासाठी कोणतीही निगेटिव्ह मार्किंग नाही.

5. फक्त प्रशिक्षणादरम्यान शिकवलेली माहिती वापरा. बाह्य मदत घेणे टाळा.

6. चाचणी दरम्यान पृष्ठ रीफ्रेश किंवा पुन्हा लोड करू नका.

7. एकूण वेळ: १ तास | एकूण प्रश्न: ११ | उत्तीर्ण गुण: २२ पैकी किमान १६ | प्रत्येक प्रश्नाचे मूल्य: २ गुण

टीप: प्रत्यक्ष महारेरा परीक्षेत ४०% गुण आवश्यक असले तरी या सराव चाचणीत ७०% पासिंग ठरवले आहे, जेणेकरून तुमची तयारी अधिक भक्कम होईल.

प्रश्न 1. महाराष्ट्र रेरा यांनी स्थावर संपदा अभिकर्त्यांसाठी क्षमता बांधणी व प्रमाणपत्र अभ्यासक्रम का सुरू केला आहे?

A) प्रवर्तक व स्थापत्य अभियंत्यांसाठी परवाने देण्यासाठी
B) कार्यपद्धतीचे ज्ञान व जागरूकता वाढवण्यासाठी व व्यवसाय सुसंगत व माहितीपूर्ण करण्यासाठी
C) शासनाच्या आर्थिक योजना मिळवण्यासाठी
D) केवळ जाहिरात प्रशिक्षण देण्यासाठी

प्रश्न 2. खालीलपैकी कोणता उद्देश महारेरा स्थावर संपदा अभिकर्ता क्षमता बांधणी व प्रमाणपत्र अभ्यासक्रमाचा नाही?

A) स्थावर संपदा अभिकर्त्याच्या दृष्टीकोनातून रेरा कायद्याची सखोल समज
B) स्थावर संपदा अभिकर्त्यांची राजकीय जागरूकता वाढवणे
C) स्थावर संपदा उद्योगातील मूलभूत बाबी समजून घेऊन कार्यक्षमता वाढवणे
D) स्थावर संपदा अभिकर्त्यास ऑनलाइन प्रमाणपत्र परीक्षेस पात्र बनवणे

प्रश्न 3. स्थावर संपदा उद्योगाची समज वाढवण्यासाठी अभ्यासक्रमात कोणत्या प्रकारचा अभ्यास समाविष्ट आहे?

A) फॅशन ब्रँडिंग आणि डिजिटल प्रमोशन
B) स्थावर संपदा उद्योगाचा परिमाणात्मक संकल्पनांचा अभ्यास
C) औद्योगिक क्षेत्रासाठी कायदेशीर मसुदा लेखन
D) परदेशी मालमत्तेचे दस्तऐवजीकरण

प्रश्न 4. महारेरा प्रमाणपत्र अभ्यासक्रम स्थावर संपदा अभिकर्त्यांमध्ये कोणती क्षमता निर्माण करण्याचा उद्देश ठेवतो?

A) स्थापत्य आराखडे तयार करण्याचे कौशल्य
B) कायदेशीर आणि नैतिक बाबी समजावून सांगून व्यवसाय करण्याची क्षमता निर्माण करणे
C) नवीन गृहनिर्माण प्रकल्प नोंदणी करण्याचा अधिकार
D) स्थावर संपदा क्षेत्रातील डिजिटल मार्केटिंगमध्ये तज्ज्ञता

प्रश्न 5. स्थावर संपदा क्षेत्रातील मुख्य हितसंबंधीय कोण आहेत?

A) स्थापत्य अभियंते, बिल्डर आणि बँकर्स
B) प्रवर्तक, वाटपग्राही आणि स्थावर संपदा अभिकर्ता
C) शासकीय अधिकारी, भाडेकरू आणि मालक
D) इंटेरियर डिझायनर, मूल्यनिर्धारक आणि सर्व्हेअर

प्रश्न 6. खालीलपैकी कोणता व्यक्ती स्थावर संपदा क्षेत्रातील मुख्य हितसंबंधीय नाही?

A) प्रवर्तक
B) वाटपग्राही
C) स्थावर संपदा अभिकर्ता
D) इंटेरियर डिझायनर

प्रश्न 7. स्थावर संपदा व्यवहारामध्ये प्रवर्तक आणि वाटपग्राही यांच्यामधील दुवा म्हणून कोण कार्य करतो?

A) स्थापत्य अभियंता
B) स्थावर संपदा अभिकर्ता
C) बँकेचा अधिकारी
D) शासकीय अधिकारी

प्रश्न 8. 01.01.2024 पासून महारेरामध्ये नवीन किंवा नूतनीकरणासाठी स्थावर संपदा अभिकर्त्याची नोंदणी कोण करू शकतो?

A) ज्या व्यक्तीकडे पॅन कार्ड आणि आधार आहे
B) फक्त महारेरा स्थावर संपदा अभिकर्ता सक्षमता प्रमाणपत्र धारक
C) 2020 पूर्वी नोंदणीकृत स्थावर संपदा दलाल
D) स्थावर संपदा संस्थेतील कोणताही कर्मचारी

प्रश्न 9. महारेरा स्थावर संपदा अभिकर्ता सक्षमता परीक्षेस प्रशिक्षण पूर्ण न करता बसता येते का?

A) हो, जर उमेदवाराकडे पूर्व अनुभव असेल तर
B) हो, जर प्रवर्तकाची शिफारस असेल तर
C) नाही, परीक्षा नोंदणीपूर्वी प्रशिक्षण पूर्ण करणे आवश्यक आहे
D) हो, जर उमेदवार एखाद्या स्थावर संपदा कंपनीचा कर्मचारी असेल तर

प्रश्न 10. स्थावर संपदा अभिकर्त्यांच्या कंपन्यांमध्ये काम करणाऱ्या कर्मचाऱ्यांसाठी महारेरा प्रशिक्षण आणि प्रमाणपत्र बंधनकारक आहे का?

A) नाही, फक्त मालकाला प्रमाणपत्र आवश्यक आहे
B) हो, जर कर्मचारी व्यवस्थापन पदावर कार्यरत असेल तर
C) हो, जर कर्मचारी वाटपग्राही किंवा गृहखरेदीदारांशी व्यवहार करत असेल तर
D) नाही, जर कर्मचारी फक्त इंटर्न असेल तर

प्रश्न 11. महारेरा आदेश क्रमांक 41B/2023 नुसार, स्थावर संपदा संस्थांतील कोणत्या कर्मचाऱ्यांनी सक्षमता प्रमाणपत्र मिळवणे आवश्यक आहे?

A) जे कर्मचारी केवळ अंतर्गत कागदपत्रे हाताळतात
B) जे कर्मचारी वाटपग्राही किंवा गृहखरेदीदारांशी संवाद साधून स्थावर संपदा प्रकल्पांमधील व्यवहारात भाग घेतात
C) बांधकाम स्थळी कार्यरत सुरक्षा रक्षक
D) सोशल मीडियावरील जाहिराती करणारे फ्रीलान्सर

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ANSWER SHEET

A.1 - B
संदर्भ: पृष्ठ 6, महारेरा स्थावर संपदा अभिकर्ता हँडबुक (मराठी), विभाग 1.1

A.2 - B
संदर्भ: पृष्ठ 6, महारेरा स्थावर संपदा अभिकर्ता हँडबुक (मराठी), विभाग 1.2 – अभ्यासक्रमाचे उद्दिष्टे आणि निष्कर्ष

A.3 - B
संदर्भ: पृष्ठ 6, महारेरा स्थावर संपदा अभिकर्ता हँडबुक (मराठी), उद्दिष्ट क्र. 4 – अभ्यासक्रमाची उद्दिष्टे व निष्कर्ष

A.4 - B
संदर्भ: पृष्ठ 6, महारेरा स्थावर संपदा अभिकर्ता हँडबुक (मराठी), उद्दिष्ट क्र. 5 – अभ्यासक्रमाची उद्दिष्टे व निष्कर्ष

A.5 - B

A.6 - D
संदर्भ: पृष्ठ 6, महारेरा स्थावर संपदा अभिकर्ता हँडबुक (मराठी), विभाग 1.1 – हितसंबंधीय घटक

A.7 - B
संदर्भ: पृष्ठ 6, महारेरा स्थावर संपदा अभिकर्ता हँडबुक (मराठी), विभाग 1.1 – व्यवहारातील भूमिका

A.8 - B
संदर्भ: महारेरा आदेश क्रमांक 41B/2023, उपबंध (a)

A.9 - C
संदर्भ: स्थावर संपदा अभिकर्ता प्रशिक्षण व प्रमाणपत्र मार्गदर्शक तत्त्वे, दिनांक 15.02.2023, कलम 3(d)

A.10 - C
संदर्भ: स्थावर संपदा अभिकर्ता प्रशिक्षण व प्रमाणपत्र मार्गदर्शक तत्त्वे, दिनांक 15.02.2023, कलम 3(a)(ii)

A.11 - B
संदर्भ: महारेरा आदेश क्रमांक 41B/2023, उपबंध (c)(b)

ANSWER SHEET

A.1 - B
संदर्भ: पृष्ठ 6, महारेरा स्थावर संपदा अभिकर्ता हँडबुक (मराठी), विभाग 1.1

A.2 - B
संदर्भ: पृष्ठ 6, महारेरा स्थावर संपदा अभिकर्ता हँडबुक (मराठी), विभाग 1.2 – अभ्यासक्रमाचे उद्दिष्टे आणि निष्कर्ष

A.3 - B
संदर्भ: पृष्ठ 6, महारेरा स्थावर संपदा अभिकर्ता हँडबुक (मराठी), उद्दिष्ट क्र. 4 – अभ्यासक्रमाची उद्दिष्टे व निष्कर्ष

A.4 - B
संदर्भ: पृष्ठ 6, महारेरा स्थावर संपदा अभिकर्ता हँडबुक (मराठी), उद्दिष्ट क्र. 5 – अभ्यासक्रमाची उद्दिष्टे व निष्कर्ष

A.5 - B

A.6 - D
संदर्भ: पृष्ठ 6, महारेरा स्थावर संपदा अभिकर्ता हँडबुक (मराठी), विभाग 1.1 – हितसंबंधीय घटक

A.7 - B
संदर्भ: पृष्ठ 6, महारेरा स्थावर संपदा अभिकर्ता हँडबुक (मराठी), विभाग 1.1 – व्यवहारातील भूमिका

A.8 - B
संदर्भ: महारेरा आदेश क्रमांक 41B/2023, उपबंध (a)

A.9 - C
संदर्भ: स्थावर संपदा अभिकर्ता प्रशिक्षण व प्रमाणपत्र मार्गदर्शक तत्त्वे, दिनांक 15.02.2023, कलम 3(d)

A.10 - C
संदर्भ: स्थावर संपदा अभिकर्ता प्रशिक्षण व प्रमाणपत्र मार्गदर्शक तत्त्वे, दिनांक 15.02.2023, कलम 3(a)(ii)

A.11 - B
संदर्भ: महारेरा आदेश क्रमांक 41B/2023, उपबंध (c)(b)