



ASSET

Responsibly Yours

REaVIEW

Dear Readers,

REaVIEW is a monthly news digest bringing to our clients and well-wishers news updates on major developments in the realty industry. The periodical will keep the readers updated on the significant changes and trends affecting real estate development within the country as well as globally, thus helping them in taking informed and calculated investment decisions

Responsibly yours,

Sunil Kumar V
Founder & Managing Director
Asset Homes

MAHARERA LISTS 1,244 PROJECTS 'UNDER ABEYANCE' IN PUNE DISTRICT



PUNE: district has 1,244 projects which cannot entertain fresh bookings or sales since MahaRERA has marked them 'under abeyance' - meaning they have not received completion certificates or applied for Representative image created by AI deadline extensions. The hard-earned money of many an individual remains stuck as a result.

Eleven 11 years on, a Pune IT professional is yet to get possession of his flat in a project on the foothills of Sinhagad. Despite a number of MahaRERA orders in his favour, neither has the project been completed nor has he received a refund. The project is marked under abeyance on the MahaRERA website now, stopping new bookings and sales.

The buyer was among the first to invest in the project, which is not even 20% complete. "My money amounting to Rs30 lakh is stuck. The builder is not showing any intent to complete the work. I've stopped following up now, since nothing is moving."

Another buyer in the same three-building project said that over the years, the association has filed many complaints with MahaRERA.

"The initial order of 2017 directed completion by 2018. The project again received an extension till Oct 2020 and March 2025 thereafter.

The work has not even started till now," he said, adding his Rs16 lakh are stuck. And, such cases are not isolated, they said.

MahaRERA has listed 4,904 real estate projects under abeyance across Maharashtra. Pune district has as many as 1,244 such projects, followed by Thane (548), Raigad (473), Mumbai suburban (441), Nashik (250) and Nagpur (247). MahaRERA officials said projects under abeyance failed to submit completion or extension details despite continuous

reminders.

"We've issued notices to the developers and given them sufficient time. The projects which failed to comply are barred from registering any new sale or agreement. The project bank accounts have been frozen," they said. The state property registration department was also sent the list of stalled projects to prevent further transactions.

Consumer bodies have demanded strict action now. "Buyers cannot execute the sale deed unless completion and occupancy certificates are uploaded. Their partial payment remains stuck indefinitely," said a consumer rights activist, who urged MahaRERA to process refunds in cases of persistent non-compliance.

It's common for builders and buyers to enter an agreement for sale, followed by a sale deed after construction is complete and payments made. The agreement for sale outlines terms and conditions and promises certain facilities, while the sale deed transfers ownership legally.

Meanwhile, developers' body CREDAI acknowledged the issue, but said delays were also because of lag in website updation. "Many developers have already uploaded their completion certificate (CC), but the abeyance tag remains. We've taken this up," said Sunil Furde, CREDAI's national executive.

Requesting anonymity, a developer said, "I uploaded the CC over a month ago, but it's still not reflecting. Such a delay hurts both developers and buyers."

RERA Act says developers are mandated to upload both commencement and completion/occupancy certificates to ensure transparency and buyer protection. MahaRERA data showed that only 17,413 of the 50,986 registered projects in the state were marked complete.

INDIA'S HOUSING SALES TOUCH ₹3.6 LAKH CRORE IN H1 2025, LUXURY SEGMENT DRIVES DEMAND: REPORT



India's Tier-1 cities recorded housing sales worth ₹3.6 lakh crore in the first half of 2025 (H1 CY25), up 9% from ₹3.3 lakh crore during the same period last year, according to the CREDAI-CRE Matrix report. Despite a 4% drop in units sold, from 2.7 lakh to 2.54 lakh, the sharp 14% jump in average ticket size to ₹1.42 crore signalled a consumer shift toward premium and luxury homes.

Leading the surge was the National Capital Region (NCR), which commanded a 26% share of the total revenue. This was driven by a 21% rise in sales value and a 32% spike in average ticket size. Luxury homes priced above ₹3 crore made up 73% of NCR's total sales value, even though only 25,000 units were sold.

The Mumbai Metropolitan Region (MMR) followed with a 23% revenue share. It recorded a 9% increase in sales value, backed by the sale of 75,000 units and a 16% rise in average ticket size. The share of ultra-premium homes priced above ₹3.5 crore in MMR also rose from 29% to 34%, the report said.

Among the southern Indian cities, Chennai stood out with a 23% rise in sales value, 11,000 units sold, and a 12% surge in average ticket sizes. Bengaluru saw a 4% growth in value with 30,000 units sold, and a 17% increase in average ticket size, though mid-range homes between ₹70 lakh and ₹1.5 crore lost share. Hyderabad reported a 2% uptick in value but witnessed an 11% dip in sales volume at 30,000 units.

<https://www.hindustantimes.com/real-estate/indias-housing-sales-touch-3-6-lakh-crore-in-h1-2025-luxury-segment-drives-demand-report-101753950562482.html>



Responsibly Yours

CORPORATE OFFICE

Asset Homes Pvt. Ltd., No. XV/246C,
Asset Centrale, NH Bypass,
Kundannoor Junction, Maradu P.O.,
Ernakulam, Kochi - 682 304,
Tel: 0484 4344 999, 4345 000

- AssetHomesOfficial
- AssetHomesKochi
- assethomes_
- AssetHomesKochi
- assethomes



(An ISO 9001:2015 Certified Company)

www.assethomes.in

