

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 94
ANSWERED ON 21/07/2025**

CENTRAL LAW NEEDED TO SAVE LAKHS OF INNOCENT FLAT BUYERS

94. DR. LAXMIKANT BAJPAYEE

Will the Minister of *Housing and Urban Affairs* be pleased to refer to reply to Unstarred Question 78 on 3rd February, 2025 and to state:

- (a) whether Government propose to consider a legislation on the lines of RERA Act for compulsory registration of occupied flats in respect of pre-RERA projects if there are no dues pending on the buyer; and
- (b) whether Government propose to consider to provide relief to lakhs of innocent occupants of such flats in pre-RERA projects not registered in the country by taking appropriate action as per the purview of Concurrent List Entry 6 and 7 of Seventh Schedule to the Constitution of India?

ANSWER

**THE MINISTER OF STATE IN THE MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI TOKHAN SAHU)**

(a) & (b): The Real Estate (Regulation and Development) Act, 2016 [RERA] was enacted by the Parliament to regulate the contractual relationship between homebuyers and promoters by deriving powers from the concurrent list of seventh schedule of the Constitution of India.

As per section 3 of RERA, no promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under RERA.

Further, the projects that were ongoing on the date of commencement of this Act and for which the completion certificate had not been issued, the promoter was required to make an application to the Authority for registration of the said project within a period of three months from the date of commencement of RERA. No such proposal is under consideration for compulsory registration of occupied flats in respect of pre-RERA projects.
