

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 1839
ANSWERED ON 09/03/2026

DELINKING REGISTRY OF HOUSES AND DUES OF BUILDERS

1839. DR. LAXMIKANT BAJPAYEE:

Will the Minister of *Housing and Urban Affairs* be pleased to state:-

- (a) whether Government, has reviewed the impact and implementation of Amitabh Kant Committee's recommendations to delink registration of housing units from builders' dues in respect of housing projects in various States in the country;
- (b) the outcome of steps taken by authorities attaching and auctioning the assets of defaulting builders and take other measures as recommended by Committee, to help homebuyers complete their long-pending property registrations; and
- (c) the manner in which Government is ensuring and protecting flat buyers from victimisation by getting their flats registered if dues from developers have piled up due to faulty policies of Authorities?

ANSWER

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

(a) to (c): As per Entry 18 of List-II (State List) of the seventh schedule of the Constitution of India, 'Land' and 'Colonization' are State subjects. Therefore, all matters related to real estate sector are in the domain of the States / Union Territories (UTs). However, by deriving powers from Entries 6, 7 & 46 of List-III (Concurrent List) of the seventh schedule of the Constitution of India, the Real Estate (Regulation and Development) Act, 2016 [RERA] was enacted by the Parliament to regulate the contractual relationship between homebuyers and promoters.

Further, in order to recommend measures for resolving the issue of legacy stalled real estate projects, a committee was constituted by Ministry of Housing and Urban Affairs under the Chairmanship of Shri Amitabh Kant in March 2023. The Committee submitted its report in August 2023 which was shared with all the State Governments for further necessary action.

Action on majority of the recommendations of the report of Amitabh Kant Committee is to be taken by respective State Governments according to their requirements. Accordingly, State Government of Uttar Pradesh, vide its Order dated 21 December 2023, formulated a Policy / Package to provide relief to the homebuyers of stalled real estate projects in Noida, Greater Noida and Yamuna Expressway Industrial Development Authority, along the lines of recommendations of the Committee.

As per the information provided by Greater NOIDA Industrial Development Authority, 98 builders' projects were identified wherein a sum of Rs. 1482.79 crore has been deposited in the Authority's fund. As a result, 40,123 registrations of booked flats have been executed in favour of homebuyers, of which 20,035 have been executed after the implementation of the State policy.

Similarly, as per information received from New Okhla Industrial Development Authority (NOIDA), 57 builders' projects were identified of which, 36 builders have deposited a sum of Rs. 540.75 crore. Accordingly, as on 25 February 2026, the permission for registration of 4,324 flats has been granted by the Authority in proportion to the amount deposited by the builder.
