

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 2713
TO BE ANSWERED ON MARCH 16, 2023**

INVESTMENT IN REALTY PROJECTS

NO. 2713. SHRI VE. VAITHILINGAM:

Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state :

- (a) whether the Government is aware that a lot of small investors who intend to buy houses are affected by the realty developers and if so, the details thereof; and**
- (b) whether the Government would come forward to bring a suitable law to safeguard the interest of the individuals who are investing in realty projects and if so, the details thereof?**

**ANSWER
THE MINISTER OF STATE IN THE
MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI KAUSHAL KISHORE)**

(a) & (b): 'Land and Colonization' is a State subject. However, in order to safeguard the interest of homebuyers/individuals and to ensure transparency and accountability in the Real Estate Sector, Government has enacted The Real Estate (Regulation and Development) Act, 2016 (RERA).

RERA mandates for compulsory deposit of seventy percent of amount realized from allottees in a separate bank account to cover the cost of construction and land cost of real estate project.

Moreover, RERA also has an inbuilt fast track dispute resolution mechanism to redress the grievances of the consumers wherein the complaints are to be disposed within the prescribed timeframe by the Adjudication Officer, Real Estate Regulatory Authority and Real Estate Appellate Tribunal.
