

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 3109
TO BE ANSWERED ON DECEMBER 16, 2021
CASES AGAINST REAL ESTATE GROUPS

NO. 3109. SHRI BHOLANATH (B. P. SAROJ):

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

- (a) whether the Government is aware that a large number of real estate groups are cheating the investors by offering flats/residential units in various parts of the country including Uttar Pradesh;**
- (b) if so, the details of cases registered in the country in this regard, State/UT-wise, particularly in various districts of Uttar Pradesh;**
- (c) whether the Government has taken action against such groups to check their offers in future and if so, the details thereof;**
- (d) whether the Government proposes to acquire their properties to encash the public money; and**
- (e) if so, the details thereof?**

ANSWER

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

- (a) & (b) In order to protect the interest of consumers, the Ministry of Housing and Urban Affairs (MoHUA) enacted the Real Estate (Regulation and Development) Act, 2016 (RERA). However, data**

regarding details of cases registered in various States/UTs under RERA is not centrally maintained.

(c) to (e) To protect the interest of consumers, under the provisions of the RERA, the 'Appropriate Government' i.e. the States/ Union Territories (UTs) are required to establish Real Estate Regulatory Authority in the respective States/ UTs, to regulate and promote the real estate sector in an efficient and transparent manner. RERA mandates for registration of the real estate projects and real estate agents with the Real Estate Regulatory Authority of the concerned State/UT before advertising, marketing, booking and selling in any manner.

Section 18 of RERA provides that, in case the promoter fails to complete or is unable to give possession of the apartment, plot or building, as per the terms of the agreement for sale, he shall be liable to refund the amount along with interest and compensation to allottees. Moreover, as per section 40 of RERA, if a promoter or an allottee or a real estate agent, as the case may be, fails to pay any interest or penalty or compensation imposed on him, by the adjudicating officer or the Regulatory Authority or the Appellate Tribunal, as the case may be, it shall be recoverable from such promoter or allottee or real estate agent, as arrears of land revenue.
