

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO 1570
TO BE ANSWERED ON FEBRUARY 13, 2025**

TRANSPARENCY IN REAL ESTATE RECORDS

NO. 1570. SHRI GIRIDHARI YADAV:

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

- (a) whether it is a fact that the developers registered under the Real Estate (Regulation and Development) Act, 2016 do not upload the name of the buyer of a plot or flat as property on the RERA's website which leads to non-transparency;**
- (b) if so, whether the Government proposes to issue an order to include the names of all types of property buyers in the project details by the registered developers by amending the Real Estate (Regulation and Development) Act, 2016; and**
- (c) if so, the time by which it is likely to be done and if not, the reasons therefor?**

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

(a) to (c): 'Land' and 'Colonization' are State subjects. In order to protect the interest of homebuyers and to ensure transparency and accountability in the Real Estate Sector, Parliament has enacted the Real Estate (Regulation and Development) Act, 2016 (RERA).

As per provisions of the RERA, Appropriate Governments are required to establish Real Estate Regulatory Authorities to regulate and develop the Real Estate Sector.

Further, the Real Estate Regulatory Authority of the concerned State/Union Territory is required to publish and maintain a website of records for public viewing of relevant details of all real estate projects for which registration has been given.

RERA is a comprehensive legislation which seeks to standardise business practices and transactions in the Real Estate sector as well as to ensure consumer protection. One of the main objectives of this legislation is to break down the information asymmetry by mandating the promoter to create their web page on the website of the Regulatory Authority and enter all details of the proposed project, for public viewing, including (a) details of the registration granted by the Authority; (b) quarterly up-to-date the list of number and types of apartments or plots, as the case may be, booked; (c) quarterly up-to-date the list of number of garages booked; (d) quarterly up-to-date the list of approvals taken and the approvals which are pending subsequent to commencement certificate; (e) quarterly up-to-date status of the project; and(f) such other information and documents as may be specified by the regulations made by the Authority.
