

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO 672
TO BE ANSWERED ON FEBRUARY 06, 2025**

COMPLAINTS AGAINST REAL ESTATE REGULATORY AUTHORITY

No. 672. Dr. M K VISHNU PRASAD:

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

- (a) whether the Government is aware of complaints brought forth by the homebuyers against the Real Estate Regulatory Authority (RERA), especially in the States where they are not functioning effectively and if so, the details thereof;**
- (b) the steps taken/being taken by the Government to alleviate these issues of the homebuyers;**
- (c) whether the Government has undertaken any study or constituted any committee to study the functioning of RERA and if so, the details thereof; and**
- (d) whether the Government would be willing to take action by considering the increasingly large number of cases filed by homebuyers and if so, the details thereof?**

ANSWER

**THE MINISTER OF STATE IN THE MINISTRY OF HOUSING AND
URBAN AFFAIRS**

(SHRI TOKHAN SAHU)

(a) & (b): 'Land' and 'Colonization' are State subjects. Therefore, deriving powers from the concurrent list of seventh schedule of the Constitution of India, the Real Estate (Regulation and Development) Act, 2016 [RERA] was enacted by the Parliament to ensure transparency & accountability in the

Real Estate Sector, thereby protecting the interests of the homebuyers.

As per the provisions of RERA, Appropriate Governments are required to establish Real Estate Regulatory Authorities to regulate and develop the Real Estate Sector. Further, the Appropriate Governments have been empowered to take suitable action in case Regulatory Authorities are not functioning effectively. RERA also empowers the Appropriate Government to supersede the Real Estate Regulatory Authority if the Authority is unable to discharge the functions or perform the duties under the provisions of RERA or persistently defaults in complying with any direction given by the Appropriate Government. Additionally, under the provisions of RERA, Appropriate Government is also empowered to remove the Chairperson or Members under certain circumstances.

(c) & (d) Ministry of Housing and Urban Affairs has not undertaken any study or constituted any committee to study the functioning of Regulatory Authorities under RERA. However, as per Section 41 of RERA, Central Advisory Council (CAC) has been constituted under the Chairmanship of Minister of Housing and Urban Affairs. The Council acts as a permanent institutional platform to discuss and deliberate all the matters related to RERA, including functioning of the Regulatory Authorities and protection of homebuyers' interest.
