

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
STARRED QUESTION NO. 297
TO BE ANSWERED ON MARCH 12, 2026
PUBLICATION OF ANNUAL RERA REPORTS**

NO. 297. SHRI LAXMIKANT PAPPU NISHAD:

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

- (a) whether under Sections 34 and 35 of the Real Estate (Regulation and Development) Act, 2016 (RERA), RERA in each State is mandatorily required to publish an Annual Report and place it in the public domain, if so, the details thereof;**
- (b) whether Uttar Pradesh RERA and other States have published their Annual Reports every year since 2017, if so, the details thereof, year-wise and if not, the reasons therefor;**
- (c) whether the said reports contain district-wise data for Noida, Greater Noida and Lucknow, including registered projects, complaints received and disposed, pending cases, Recovery Certificates issued and actual recoveries, if so, the details thereof;**
- (d) whether the highest number of complaints relating to delayed possession and non-compliance of orders pertain to these regions, if so, the details thereof and the reasons therefor; and**
- (e) the action taken by the Union Government against non-publication of reports and ineffective enforcement of RERA orders to safeguard homebuyers' interests?**

**ANSWER
THE MINISTER OF HOUSING AND URBAN AFFAIRS
(SHRI MANOHAR LAL)**

(a) to (e): A statement is laid on the Table of the House.

STATEMENT REFERRED TO IN REPLY TO LOK SABHA STARRED QUESTION NO. 297 FOR 12.03.2026 REGARDING “PUBLICATION OF ANNUAL RERA REPORTS”

(a): No. Sections 34 and 35 of the Real Estate (Regulation and Development) Act, 2016 [RERA] pertain to functions and powers of the Real Estate Regulatory Authority respectively. However, Section 78 of RERA mandates the Regulatory Authority to prepare the Annual Report in such form and at such time as may be prescribed by the Appropriate Government and the same is required to be laid before each house of Parliament or the State / Union Territory (UT) Legislature, as the case may be.

(b) to (e): As per Entry 18 of List- II (State List) of 7th Schedule of Constitution of India, ‘Land’ and ‘Colonization’ are State subjects. However, by deriving powers from Entries 6, 7 & 46 of List- III (Concurrent List), RERA was enacted by the Parliament to regulate the contractual relationship between homebuyers and promoters.

Under the provisions of the RERA, the State Government, being the ‘Appropriate Government’, is required to notify the Rules & establish the Real Estate Regulatory Authority in the respective State. Further, Real Estate Regulatory Authority is required to maintain a website, containing relevant details of all registered real estate projects and publish these details for public viewing.

The information sought is not centrally maintained with the Ministry. However, a centralized RERA Web portal has been developed to streamline access for all stakeholders. Accordingly, the weblinks of the Real Estate Regulatory Authorities and their Annual Reports may be accessed at <https://rera.mohua.gov.in/>.

Furthermore, under Sections 82, 83 & 84 of the Act, the Appropriate Government is empowered to issue directions to Regulatory Authority and obtain reports & returns, etc.

The issues related to non-publication of reports, enforcement of orders, among other issues have been taken up by the Ministry at various fora including Central Advisory Council (CAC) from time to time, for effective implementation of RERA and to safeguard the interests of homebuyers.
