

GOVERNMENT OF INDIA

MINISTRY OF HOUSING AND URBAN AFFAIRS

RAJYA SABHA

UNSTARRED QUESTION NO. 1978

TO BE ANSWERED ON MARCH 21, 2022

PENAL ACTION AGAINST BUILDERS

NO. 1978. SHRI VINAY DINU TENDULKAR:

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

- (a) the number of builders against whom penal action is being taken under the Real Estate (Regulation and Development) Act (RERA), for not being able to provide housing to its consumers in Delhi NCR as per the terms and conditions so that the consumers can get houses or the amount of the investment made along with the interest;
- (b) the details of the steps taken by Government for the quick disposal of the said matters; and
- (c) the details of punitive actions taken against Directors of such builder firms?

ANSWER

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

(SHRI KAUSHAL KISHORE)

- (a) to (c): The database of penal action being taken against builders under Real Estate (Regulation and Development) Act, 2016 (RERA) in various States/Union Territories (UTs), is not centrally maintained by Ministry of Housing and Urban Affairs.

As per the provisions of RERA, States/UTs are required to establish Real Estate Regulatory Authority to regulate and promote the real estate sector in an efficient and transparent manner. The Real Estate Regulatory Authority of the concerned State/UT is required to publish and maintain website of records of relevant details of all registered real estate projects. The time period within which promoters undertake to complete the project is also to be declared by them at the time of registration of project.

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, RERA 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.
