

**GOVERNMENT OF INDIA  
HOUSING AND URBAN POVERTY ALLEVIATION  
LOK SABHA**

UNSTARRED QUESTION NO:1175  
ANSWERED ON:23.11.2016  
Cases of Duping by Builders  
Ahamed Shri E.

**Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:**

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

(a) whether the Government is aware that many builders have duped several lakh people by collecting substantial amount with promise of constructing building projects in different parts of the country particularly Delhi/NCR, Chennai;

(b) if so, the details thereof; and

(c) the action taken against the builders for forgery and

cheating and the steps taken to deliver justice to home buyers by the Government?

**Answer**

THE MINISTER OF STATE IN THE MINISTRY OF HOUSING & URBAN POVERTY ALLEVIATION

(RAO INDERJIT SINGH)

(a) to (c): 'Land' and 'Colonisation' are State subjects, therefore it is the responsibility of States to address such issues and take suitable action against the builders for forgery and cheating. This Ministry forwards such complaints received from the buyers, to the States/Union Territories (UTs) concerned for suitable action.

However, in order to provide a uniform regulatory environment to protect consumer interests, help speedy adjudication of disputes and ensure orderly growth of the real estate sector, Government of India enacted the Real Estate (Regulation & Development) Act, 2016. Specific Sections of this Act were notified with effect from 01st May, 2016.

As per section 84 of the Real Estate Act, 2016 'Rules' are required to be notified by the 'appropriate Government' within six months of its commencement. Ministry of Housing and Urban Poverty Alleviation being the 'appropriate Government' for UTs without legislature, has notified the Real Estate (Regulation and Development) (General) Rules, 2016 and the Real Estate (Regulation and Development) (Agreement for Sale) Rules, 2016 on 31.10.2016.

All the State Governments are similarly required to frame Rules under this Act and also establish the Real Estate Regulatory Authority and Appellate Tribunal, to regulate and develop the real estate sector, for their respective States. Government of Uttar Pradesh and Government of Gujarat have notified the sub-ordinate Rules under the Real Estate (Regulation and Development) Act, 2016 within the prescribed time limit. UT of Chandigarh has informed that they are in the process of establishing an interim regulator.

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