

O.I.H.

GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA

UNSTARRED QUESTION NO. 2523

TO BE ANSWERED ON JANUARY 02, 2018

POSSESSION OF FLATS

No. 2523 SHRI KUNWAR PUSHPENDRA SINGH CHANDEL:

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

- (a) whether there has been a large number of complaints regarding delay by builders in delivering the possession of the houses/flats to the customers;
- (b) if so, the details thereof, State-wise; and
- (c) the steps taken by the Government to ensure that possession of the houses are handed over to the customers on the time?

ANSWER

THE MINISTER OF STATE (INDEPENDENT CHARGE) OF THE
MINISTRY OF HOUSING AND URBAN AFFAIRS

(SHRI HARDEEP SINGH PURI)

- (a) to (c): The Ministry of Housing and Urban Affairs has been receiving complaints regarding delay by builders in delivering the possession of the houses/flats to the customers. Land and Colonisation being State subjects, these complaints are referred to the State/Union Territory concerned for appropriate action.

.....2/-

The Ministry of Housing and Urban Affairs does not maintain information regarding delay by builders in delivering the possession of the houses/flats to the customers. Under the provisions of the Real Estate (Regulation and Development) Act, 2016, (Act), 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.

Further Section 4(2)(I)(D) of the Act provides for compulsory deposit of seventy per cent of the amount realized from allottees in a separate account to cover the cost of construction and land cost.

The Act also, inter alia, makes the promoter liable for refund of amount, with interest and compensation, in applicable cases, in accordance with the provisions of the Act, 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 or duly completed by the specified date.
