

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS**

LOK SABHA

**UNSTARRED QUESTION NO. 1398
TO BE ANSWERED ON FEBRUARY 12, 2019**

CHEATING BY REAL ESTATE GROUPS

No. 1398 PROF. SAUGATA ROY :

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

- (a) whether the Government has noticed that a large number of real estate groups are cheating the investors by offering flats/residential units in various parts of the country;**
- (b) if so, the details of cases registered in the country in this regard, State-wise;**
- (c) whether the Government has taken action against such groups to check their offers in future and if so, the details thereof;**
- (d) whether the Government proposes to acquire their properties to encash the public money; and**
- (e) if so, the details thereof?**

ANSWER

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

(SHRI HARDEEP SINGH PURI)

(a)to(e): Ministry of Housing and Urban Affairs (MoHUA) does not maintain such information. As per provisions of the Real Estate (Regulation and Development) Act, 2016, (RERA), 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. RERA also, inter-alia, makes the promoter liable for refund of amount, with interest and compensation, in applicable cases, in accordance with the relevant provisions, 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.

Chapter VIII of Real Estate (Regulation and Development) Act, 2016 deals with offences, penalties and adjudication. Section 59 of the Act provides for punishment upto 3 years imprisonment or with fine, which may extend up to ten percent of the estimated cost of the real estate project, or with both in case the promoter fails to comply with the orders, decisions or directions issued by Real Estate Regulatory Authority in case of non-registration under section 3 of the Act.
