



All India Forum Of
Real Estate Regulatory Authorities

Annual Report

2024-25





CONTENTS

	Foreword	5
1	About AIFORERA	7
2	Key Activities and Initiatives	9
3	Policy Dialogues and Recommendations	28
4	Engagement with Stakeholders	31
5	Research and Publications	35
6	Finances and Compliances	36
7	Challenges and the Way Forward	36
	ANNEXURE A: List of Member RERAs	37
	ANNEXURE B: Proposal by AIFORERA to MOHUA for Amendments in the Real Estate (Regulation and Development) Act, 2016	38
	ANNEXURE C : Proposal by AIFORERA to MOHUA for Development of a Common Rera Dashboard and an API-Based Integrated Platform for RERAs of All States/Uts	41
	ANNEXURE D: In-Principle Approval by MOHUA for Development of A Common RERA Dashboard and an API-Based Integrated Platform for RERAs of All States/Uts	45



FOREWORD

(By Chairperson AIFORERA)



It gives me immense pleasure to present the **Annual Report of the All-India Forum of Real Estate Regulatory Authorities (AIFORERA) for the year 2024-25**. This report reflects the collective efforts of State and Union Territory RERAs, who, through AIFORERA, have worked together to strengthen the regulatory framework for India's real estate sector.


Our commitment to address the problems faced by the Regulatory bodies (RERAs) coupled with collaborative approach pooling both intellectual and physical resources, has paid us rich dividend during the year with significant achievements. Some of the burning issues faced by the Member RERAs related to: applicability of GST on RERAs leaving many Member RERAs facing notices from GST authorities; problems being faced by Authorities due to gaps in RE (RD) Act; practical issues of uniform vital parameters on which information to be displayed on websites; and Quarterly Progress Reports not having uniform data fields. While the challenges were very big, much more dedicated was the effort from the member RERAs. **From successfully addressing the issue of GST applicability on RERAs to advancing proposals for amendments to the Real Estate (Regulation and Development) Act, 2016, the Forum has demonstrated its capacity for policy innovation and advocacy. The publication of studies on RERA websites and Quarterly Performance Reports, along with our continued focus on capacity building, have further reinforced our commitment to transparency, standardization, and efficiency.**

Equally important has been our engagement with diverse stakeholders — government bodies, industry experts, financial institutions, and academia — whose insights have enriched our deliberations. AIFORERA has emerged as a vital platform for dialogue, collaboration, and problem-solving, ensuring that the voices of both regulators and consumers are heard in shaping the sector's future.

As this report highlights, challenges remain : variations in implementation across states, pendency of grievances, and resource constraints among smaller RERAs. However, with a clear roadmap for harmonization, the development of a national digital platform, expanded capacity-building programs, and enhanced consumer awareness initiatives, we are confident of moving towards a more robust, transparent, and consumer-friendly real estate sector.

I take this opportunity to thank all Chairpersons and Members of State RERAs, the Governing Council, the Secretariat, and our valued stakeholders for their continued guidance and support. It is their dedication that has enabled AIFORERA to grow into a strong, purposeful institution that contributes to the larger vision of urban transformation in India.

We look forward to building on these foundations and carrying our work forward with renewed vigor in the coming year.


(Anand Kumar)
Chairperson, AIFORERA
10.09.2025



1. About AIFORERA

1.1 AIFORERA: AN OVERVIEW

The All-India Forum of Real Estate Regulatory Authorities (AIFORERA) is a national-level platform established in 2019 with the primary objective of providing a common forum for all State and Union Territory RERAs to share experiences, deliberate on challenges, and promote best practices in the implementation of the Real Estate (Regulation and Development) Act, 2016. The primary objectives laid down under the Rules and Regulations of AIFORERA are:

- To conduct Policy Analysis and Advocacy for efficient discharge of the functions and purposes of the Act under which the Real Estate Regulatory Authorities are established;
- To exchange views, sharing best practices and diffusion of useful knowledge related to real estate sector including digital platforms;
- To promote a transparent, equitable and facilitative regulatory regime for the development of real estate sector;
- To further capacity building of the various stakeholders in the Real Estate Sector; and
- To pursue other issues of common interest.

Basically, all RERAs established under the Act in States and union territories are eligible to become members of the Forum against an annual subscription fee. Presently, 24 states and Union Territories are members of AIFORERA. The Chairpersons of State RERAs form the Governing Body. The Forum has four office bearers to manage its affairs namely the Chairperson, Vice Chairperson, Secretary, and the Treasurer. These office bearers are elected for one year term and elections are held regularly in September every year. Activities of the Forum are coordinated by the Secretariat headed by the Chief Executive Officer.



1.2 ACTIVITIES

Governing Body Meetings of the Forum are held on quarterly basis with 24 meetings having been held so far, where crucial regulatory, legal, and administrative issues are discussed. Besides, Annual Conferences of Chairpersons & Members are also held with all Chairpersons and members participating in the brainstorming sessions on emerging challenges in the sector. It serves as a platform for deliberations with industry leaders, legal experts, and policymakers.

During the year under report four quarterly meetings were held as under:

1. 20th GC meeting was held on 7th-8th May, 2024 at Sakleshpur, Karnataka
2. 21st GC Meeting was held on 10th-11th, September, 2024 at Mussoorie, Uttarakhand
3. 22nd GC Meeting was held in ON 3rd-4th December, 2024, at Ahmedabad, Gujrat
4. 23rd GC Meeting was held on 26th-27th February, 2025 at Puducherry

Alongside, continuing the practice, 2nd Annual Conference of Chairpersons and Members was held on 17-18 July, 2024 at Kodai Kanal, Tamil Nadu. All Quarterly meetings and Annual Conferences are professionally organized to facilitate knowledge sharing & collaboration, exchange of latest Judgments and orders, regulatory practices, and innovative approaches followed by different RERAs. Discussions are held on challenges such as problems of project delays, ways to redress consumer grievances efficiently, creation of a common digital platform for standardized data generation across RERAs, and exchanging information on innovation led market disruptions.



1.3 IMPACT

AIFORERA has today emerged as a purposeful body representing the collective will of State RERAs. It has contributed to improving consumer protection, sectoral transparency, and regulatory efficiency besides facilitating the adoption of a uniform regulatory approach while respecting state-specific contexts. Its focus on continuous innovation and knowledge exchange has built a rich repository of best practices, which forms the backbone of all capacity-building programs undertaken for RERAs.

Continuing the development agenda, its efforts are afoot on strengthening coordination with Central and State Governments for smoother policy implementation; developing standardized regulatory frameworks for consistency across states; expand research, training, and knowledge-sharing initiatives; and organize more national-level and regional conferences for deeper engagement with stakeholders.

In summary, AIFORERA is a collaborative platform that unites State RERAs, fosters knowledge-sharing, and works towards strengthening the real estate regulatory framework in India.

2.

KEY ACTIVITIES AND INITIATIVES

2.1. RESOLUTION OF GST ISSUE

RERA Authorities across various states had been receiving notices from GST Authorities demanding payment of GST. In some cases, these notices were challenged before the respective High Courts for cancellation. The issue was accordingly placed before the Governing Council in its 16th meeting. After detailed deliberations, it was decided to refer the matter to a sub-committee to examine the imposition of GST on RERAs, address the notices being received, and prepare a draft memorandum for submission to the Ministry of Finance, Government of India.

The sub-committee comprising of the Chairpersons of RERAs from Tamil Nadu, Himachal Pradesh, Madhya Pradesh, Kerala, and Punjab; with the Chairman, Himachal Pradesh RERA acting as the Convenor, was constituted. The members exchanged notes and convened a meeting through video conferences. Pursuant to the decisions taken in the meeting, the Chairman, Tamil Nadu RERA, with the assistance of a consultant, prepared a draft representation addressed to the Secretary, Revenue, and the Chairman, CBIC.

The matter was subsequently considered by the Fitment Committee of the GST Council. Although the initial request of AIFORERA was not accepted, persistent efforts led to the Fitment Committee agreeing to grant a personal hearing to a select group of Governing Council Members. A delegation of RERA Chairpersons accordingly made a detailed presentation before the Committee, which endorsed the arguments advanced in favor of exemption.

Consequently, the issue was placed before the GST Council, which approved the exemption of RERAs from the payment of GST. **This development marked a landmark achievement for AIFORERA, as it resulted in saving several hundred crores of rupees in GST arrears as well as future liabilities.**

Exemption of GST with savings of several hundred crores in GST arrears has been a landmark achievement for AIFORERA achieved by persistent and diligent efforts by the members and the sub-committee which worked towards this.

2.2. AMENDMENTS TO THE ACT

Consequent upon the successful implementation of the Real Estate (Regulation and Development) Act 2016 over the past five years, several practical issues were being faced by all stakeholders which were not being easily resolved under the current provisions. Five years diversified experience spanning across the length and breadth of the country had generated enough material for the Governing Council to brainstorm and fine tune the possible options. Accordingly, it appeared as a major agenda in the past several GC meetings and the Annual Conference. In addition, views from the across the stakeholders were also taken and **a draft proposal was finalized and sent to the Ministry of Housing and Urban Affairs for consideration (Annexure B)**. Later, a presentation was also made before the Ministry highlighting the problems faced and the appropriateness of the amendments suggested.

2.3 A COMPARATIVE STUDY ON RERA WEBSITES

One of the common issues raised by the stakeholders was that websites across the states do not contain similar parameters which makes it difficult to have all the relevant information about the developers as well the properties. The issue was debated at length in the Governing Council meetings and it was decided to get an in-depth study done across RERAs. Accordingly, a group of Members was assigned the task to present a comparative analysis of RERA websites across the States/UTs in the Annual in the Annual Conference for further input. The group conducted a detailed analysis on the issue which was later published in the best practices documents for wider circulation. More details about this is provided subsequently in section 3.7.3.

Based on this, a proposal was sent to the Ministry of Housing and Urban Affairs, Government of India; and a presentation was also made before the Ministry. Appreciating the importance of the issue, the Ministry accorded In-principle approval to support the development of a common digital platform (Annexures C & D).

Later, a committee consisting of the chairpersons of RERAs was constituted by the Governing Council for developing common protocol and standards. The Committee has already finalized its recommendations and the report is being considered in the upcoming meeting of the Council.

2.4 STUDY ON QUARTERLY PERFORMANCE REPORTS (QPR) ACROSS RERAS

Similar to the issue of variations across RERA websites, deliberations in the Governing Council highlighted serious concerns regarding the QPR Performa, particularly for newer and smaller RERAs. While RERAs handling a heavy workload were continuously refining data requirements to strengthen regulatory oversight, smaller RERAs, owing to their limited caseload, had fewer opportunities to encounter and address complex, multidimensional challenges.

In view of this, the Council resolved to commission a study on QPR Performa across states with the objective of developing a standardized format. A group of Members was entrusted with this task, and after conducting a detailed analysis, presented its findings before the Governing Council.

At the outset, legal framework and objectives of QPR were studied. Thereafter challenges and implementation issues in QPR were identified.



Challenges & Implementation Issues

NON-COMPLIANCE BY PROMOTERS

Promoters often fail to upload timely or accurate updates, leading to penalties and nondisclosure of important information to stakeholders.

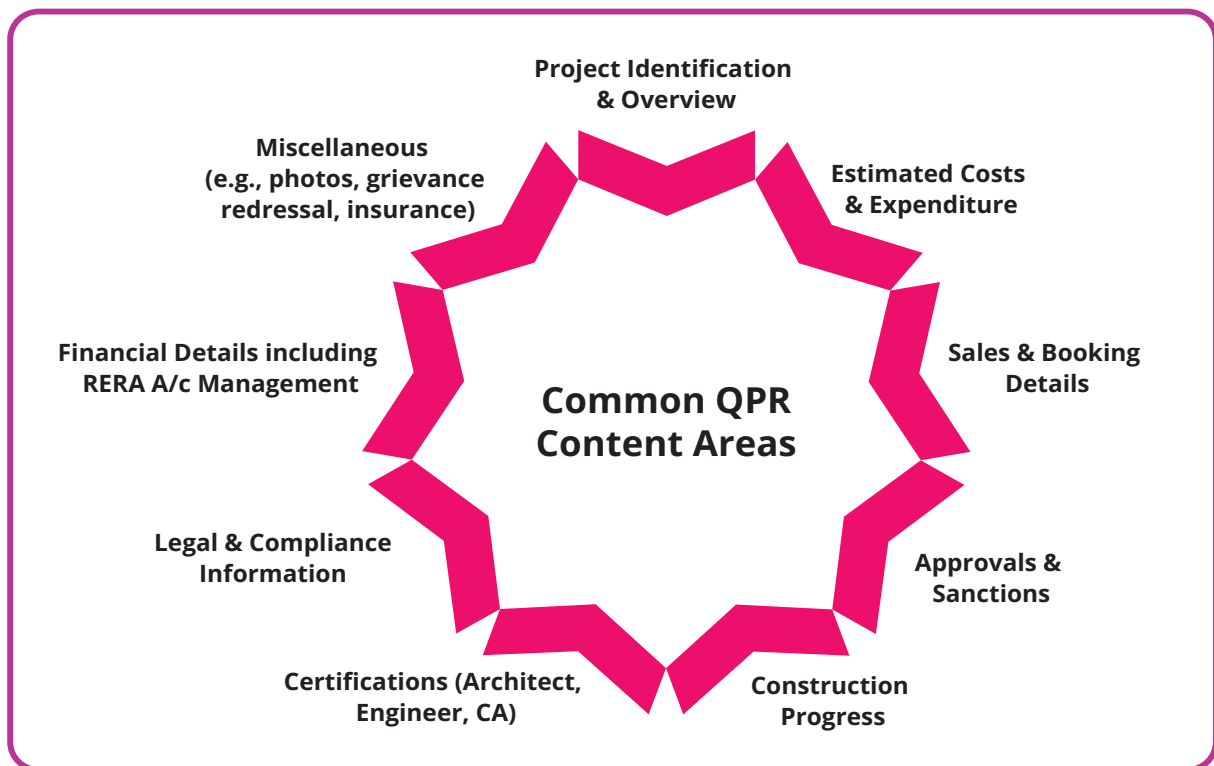
STATE-LEVEL VARIATIONS

While the Model Rules provide a uniform framework, some States have not fully implemented RERA or have modified rules, leading to inconsistencies. (For instance, as of June 2025, States like Nagaland has not notified RERA rules, impacting the enforcement of reporting requirements. Authority not in place in Meghalaya, Nagaland & Sikkim.)

LITIGATION AS A DELAYING TACTIC

Some promoters use litigation to delay compliance with RERA orders, including reporting obligations, to frustrate homebuyers.

The comparative study of QPR was carried out through study of QPR from 19 States. There are 100+ parameters used for QPR reporting by different states. They fall into following categories:



Various aspects were examined, as follows:

1. Most Commonly Used Parameters
2. Least Commonly Used Parameters
3. Submission Timelines across States
4. Penalty Structures across States
5. Analysis of RERA Portal User Interface (UI) across States
6. Analysis of RERA Portal User Experience (UX) across States

SUBMISSION TIMELINES

Standard: Within 07 Days of Quarter-end (Assam, Gujarat, Kerala)

Extended: Within 15 Days of Quarter-end (Bihar, NCT Delhi, Haryana, Himachal Pradesh, Jharkhand (16th-30th), Karnataka, Odisha, Punjab, Tamil Nadu, Telangana, Uttarakhand, Uttar Pradesh)

Unique: Maharashtra: 20th Day Post-Quarter
Chhattisgarh, Madhya Pradesh, Rajasthan: 30th Day Post-Quarter

Best Practices were also identified from across the States to enrich the recommendations.

Project Overview

Assam, Gujarat, Haryana, Karnataka, UP

Estimated Costs

Assam, Gujarat, Haryana, Karnataka

Construction & Photos

Gujarat, Karnataka, Uttarakhand

Expenditure Details

Gujarat, Haryana, Karnataka

Fund Utilization

Bihar, Karnataka, Haryana

Certifications

Assam, Haryana, Karnataka

Sales & Booking

Karnataka, Haryana, UP

Approvals & Sanctions

Assam, NCT Delhi, Haryana, Karnataka

Legal Compliance

Maharashtra, UP

Miscellaneous Info

Chhattisgarh, HP, Karnataka, UP

Based on the recommendations, the Council decided to develop a draft common Performa, work on which is currently in progress.

2.5. CAPACITY BUILDING

AIFORERA's capacity-building initiatives have evolved into a multi-dimensional effort. These range from holding online video conferences with staff to engaging them more meaningfully by incorporating their inputs on key initiatives of the Forum (such as the new common platform, the QPR Performa, and proposed amendments to the Act). The effort has been further reinforced through knowledge publications like the Best Practices Manual and the E-Journal, as well as through participation in annual conferences and working groups. These avenues provide deeper insights into conceptual issues and practical tools for addressing regulatory challenges, while also enhancing communication and presentation skills.

Another significant dimension of capacity building has been the systematic compilation of landmark judgments and orders from various courts and RERAs. This serves as a valuable reference, offering a broad overview of emerging trends in legal interpretation and innovative approaches to complaint resolution.

Sharing of best practices has remained a cornerstone of capacity building. During the year, the following best practices were shared:

- a. E-Court Presentation
- b. Forensic Audit Module
- c. New IT Platform RERA 2.0
- d. Grading of Projects
- e. Technology-Led Transformation of the Real Estate Sector
- f. Financial Compliances Monitoring Module
- g. Artificial Intelligence in Real Estate
- h. Standardization of Websites
- i. Disclosure Compliance Ecosystem under RERA

In addition, AIFORERA's role in fostering professional networks across RERAs has provided a strong platform for peer learning, cross-pollination of ideas, and professional mentoring.

2.6 ENFORCEMENT OF ORDERS

One of the most challenging issues faced by RERAs across states has been the enforcement of orders passed by the Authorities. The Forum not only highlighted the multi-dimensional nature of this problem but also contributed significantly to building a common understanding of its implications and exploring possible solutions. Innovations adopted in this regard included direct follow-up by RERA Authorities with recovery agencies and, in certain cases, the conferment of recovery powers on designated RERA functionaries. These initiatives yielded encouraging results, with recovery agencies and Authorities successfully realizing several crores of rupees during the year.

As with other critical issues, AIFORERA proactively deliberated on this matter in all its Governing Council meetings and escalated it to the Ministry for wider consideration. The issue subsequently gained prominence and featured in the PRAGATI meetings chaired by the Hon'ble Prime Minister. Pursuant to directions from that platform, recovery agencies have been galvanized into action and are now subject to close monitoring by the Chief Secretaries of the respective states.

2.7 2nd ANNUAL CONFERENCE OF CHAIRPERSONS AND MEMBERS

The 2nd Annual Conference was organized in collaboration with Tamil Nadu RERA with delegates from across the country participating in the conference. Prioritizing the exchange of views and presentations from the professional experts, the Conference was a big success with presentation by Economic Advisor, Ministry of Housing Government of India, and working group presentations by groups of Members on topics like Regulatory Oversight, Common Areas and Local Laws, Enforcement of Orders, and Suggestions on the Amendments in the Real Estate (Regulation and Development) Act, 2016. Main highlights of the presentations are as under:

2.7.1 Presentation by the Economic Advisor (Housing), Ministry of Housing and Urban Affairs, Government of India on Legacy Stalled Projects

Highlighting the extent of gravity of the problem, Mr. Dinesh Kapila, Economic Advisor, explained that approximately 4.12 lakh stalled projects involving Rs. 4.08 Lakh Crores were identified and taken up for finding a viable solution. The exercise started with identifying the main reasons for stalled projects and then divided the same in three distinct categories depending upon their stage of construction. After analyzing the issues

involved; the main recommendations of the committee were as under:

Major Recommendations of the Committee

- Execution of Registration/Sub Lease Deeds for all Occupied Units- without linking with pending dues of Builders
 - ✓ Rigorous & strict recovery from defaulting builders- separately
- Occupancy/ Possession of substantially completed Projects- without linking with NOC/ CC / Pending Dues of Builders etc.-
 - ✓ Regulatory Authorities to identify such projects
 - ✓ Homebuyers may take possession 'as is where is' basis
 - ✓ Under package, Developer has to complete project within 3 years
 - ✓ Re-verification/ Recalculation of Dues by Third Party
 - ✓ Zero Period- suspension of interest/penalties
 - ✓ Induction of Co-developers- No permission required from Authority
 - ✓ Partial surrender of land by Developer- Waiver of dues for such land
 - ✓ 3 years Extension of Plan Approval- without clearance of dues
 - ✓ Increased FAR available to old projects as well
- 25% Payment to Authority & balance payment in 3 years period

Major Recommendations: Central Govt.

- Framework for RERA appointed Administrator to manage revival of Projects: Needs deliberations
- Financing of Stalled Projects- Priority financing / SWAMIH
 - ✓ Schemes for Subsidized interest rates, Guarantee fund, Permission to Banks for fresh lending to buyers
- Use IBC as last resort- Project wise resolution, Empowering RP to transfer ownership/ possession



He then went on to list the action taken so far and the achievements made in addressing the issue.

Progress so far

NOIDA

- Total Stalled: **57 projects** [21,034 units]
- **25% Payment** [Rs 277 Cr.] deposited for **22 Projects**
- NILL payment liability [after considering ZERO period] for **5 Projects**
- **2,607 housing units** to be delivered under these **27 Projects**
- **948 Registries Executed** [as on 24.06.2024]

Greater NOIDA

- Total stalled: **98 projects** [84,991 units]
- **25% Payment** [Rs. 418 Cr.] deposited for **52 projects**
- NILL payment liability [after considering ZERO period] for **13 projects**
- **37,957 housing units** to be delivered under these **65 projects**
- **4090 Registries Executed** [as on 10.07.2024]



As there are still unresolved problems, efforts have to be made to further address issues at policy level. The presenter made the following recommendations:

Way Forward

Further Deliberations

required to ensure effective implementation of recommendations.

Case to Case Approach

if not covered under common measures provided.

Permission of Court

to enable the projects to avail benefits

Fresh Funding to Developers for improved Liquidity

for deposition of 25% of dues & for project completion - Issue of First Charge.

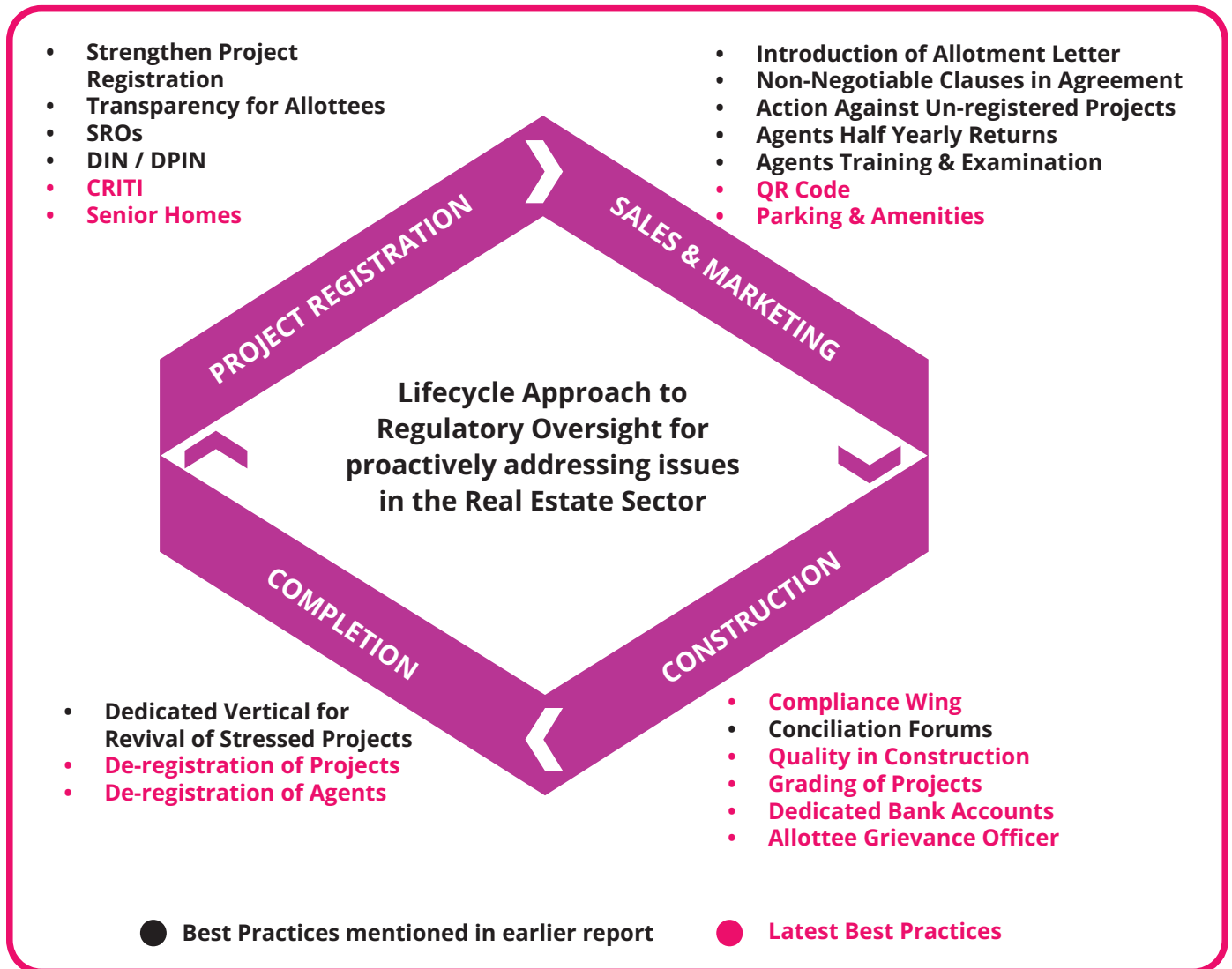
Takeover of such project

In case of willful default or Closure of Entity [Section 8 of RERA].

Mr. Kapila summarized the presentation with the hope that as the state governments and local governments also prioritize the issue, the problem can be resolved in next few years.

2.7.2 Working Group Presentation on Regulatory Oversight by Mr. Pathak, Member, Maharashtra RERA

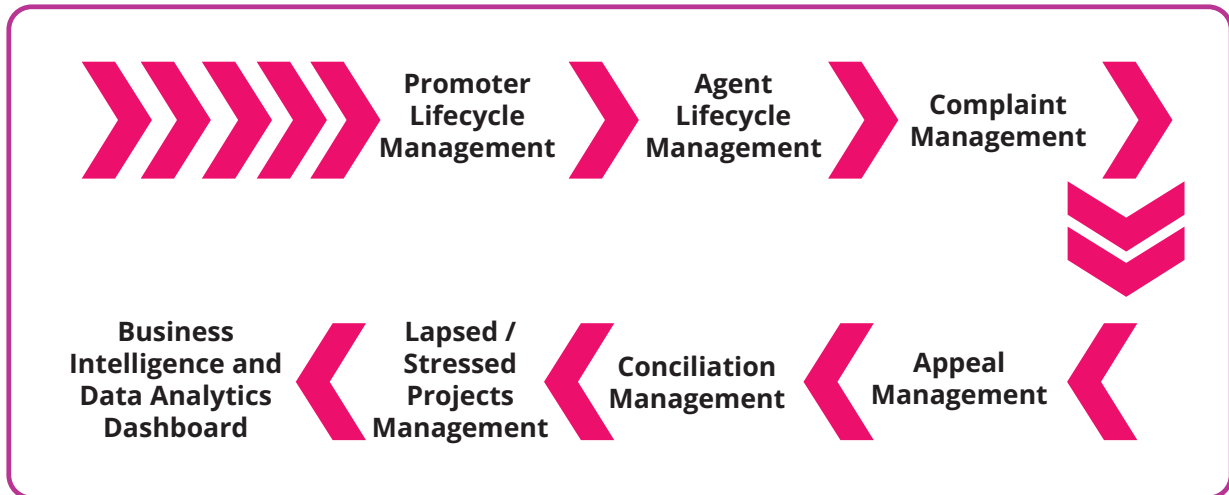
The working group on regulatory oversight comprising of Mr. Mahesh Pathak, Member, Maharashtra RERA; Mr. T. Venkatesh, Member, RERA Uttar Pradesh; Mr. Dhananjay Dewangan, Member RERA Chhattisgarh; Mr. Ajay Kumar Kuhar, Member RERA Delhi; and Mr. Nadim Akhtar, Member, HRERA Panchkula, was assigned the task of developing a module for in-built regulatory checks on the promoters and suggest integrated systems for speedy redressal of grievances. Mr. Pathak, Convenor of the group, presenting the work of the group emphasized on adopting the life cycle approach for identifying issues at each stage of the project: registration, sales, construction, and completion. In his view, the oversight mechanism has to cover all these stages to be effective.



Complaint and Regulatory Integrated Technology Implementation (CRITI)

This is an integrated online ERP that contains all the modules for complaint and regulatory management within RERA.

The key modules of the CRITI system are:



Based on the stages of project development, the regulatory management has to be integrated in the IT framework for effective monitoring.

Regulatory Oversight Mechanisms

› QR Codes for Advertisements

- Mandatory in all advertisement materials.
- A dedicated cell is established for compliances.

› Facilities Defined

- Parking and Amenities need to be spelled out in details.
- Senior living facilities are to be defined.

› Dedicated Cell for Violations

- Dedicated cells for compliance and grievance redressal.

› Quality in Construction

- Adopting a proactive approach to:
 - Structural design
 - Quality of input material
 - Quality of workmanship
 - Miscellaneous

› Grading of Projects

- Elaborate exercise for grading of projects based on project parameters.

› Dedicated Bank Accounts

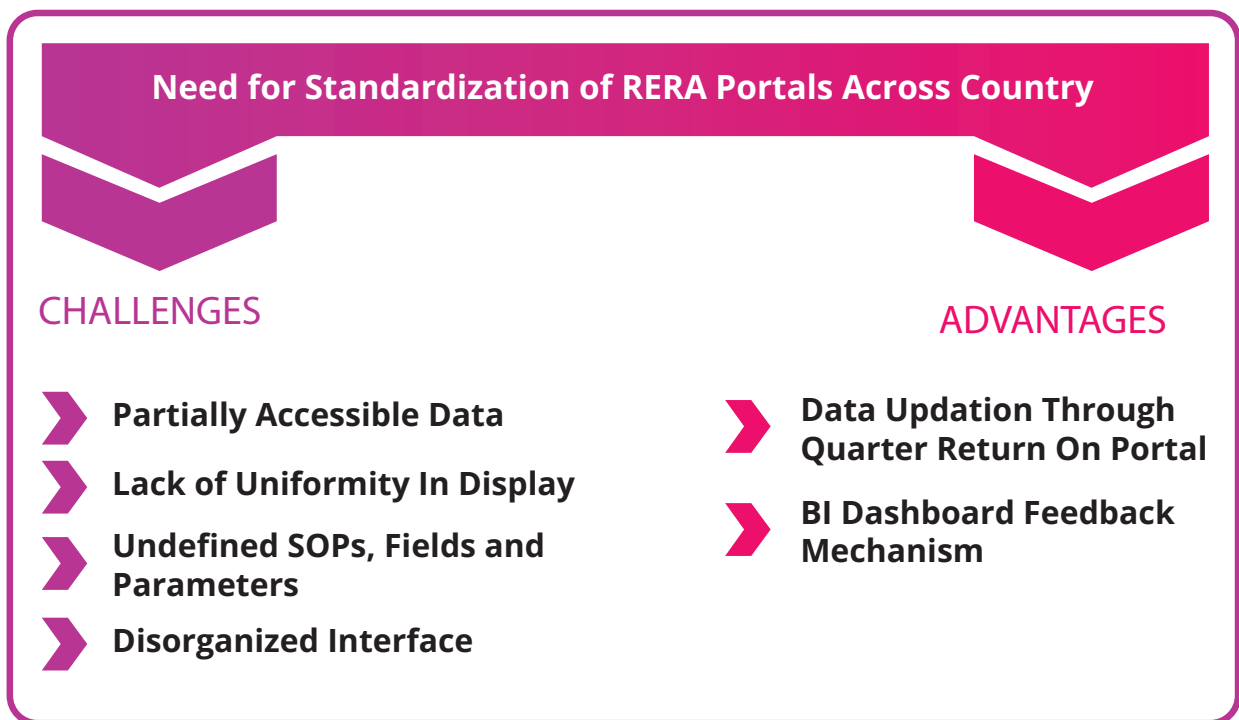
- Dedicated cells for compliance and grievance redressal.
 - Collection Account (100%)
 - Separate Account (70%)
 - Transaction Account (30%)

The group highlighted as to how, utilizing the IT systems, an effective monitoring mechanism could be brought in place.

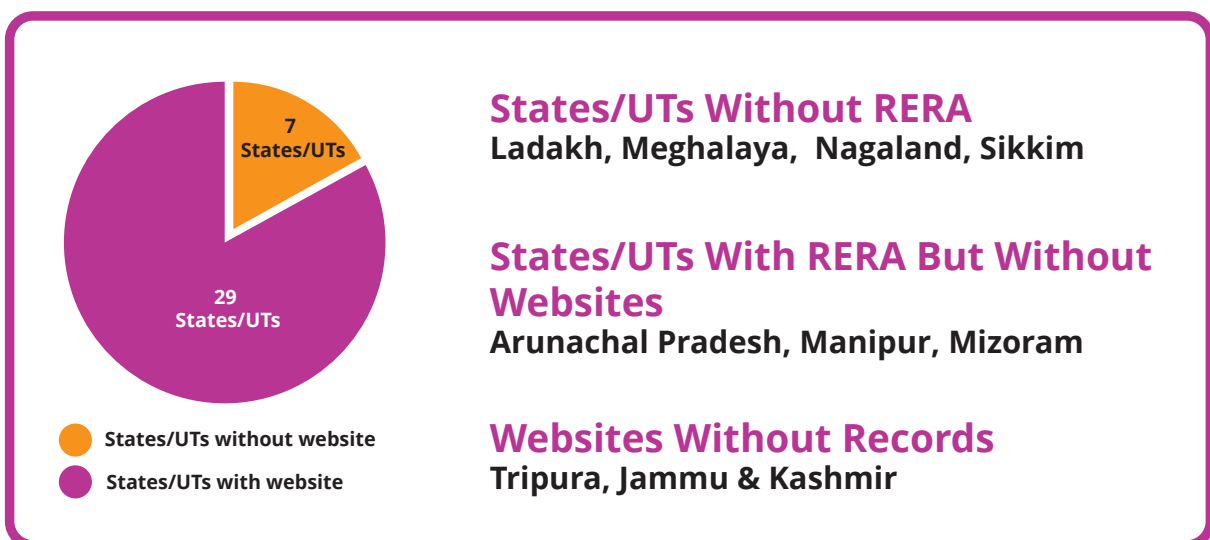
2.7.3. Presentation by Working group on Websites Comparison

A detailed study on Comparison of websites of RERAs was done by the group comprising of Mr. Pathak, Member, Maharashtra RERA and Mr. Mukulbhai Gandhi, Member, Gujrat RERA. The study entailed analyzing the websites of all RERAs and finding out presence of information or otherwise on critical parameters. The study presented Comparative analysis matrix, gap analysis, analytical findings and recommendations. It also presented a status report on the Annual Reports. While appreciating the reasons of variation of data (e.g. lack of appropriate software, manpower hurdles, and data captured on pdf formats), the study made recommendations for a uniform software for the whole country to have critical data availability for all stakeholders. More details have been provided previously in this document in section 3.3.

The presentation started with the need for standardization and the challenges involved and advantages envisaged.



Countrywide status of RERA Portal across the States/UTs was presented.



A detailed comparative analysis with gap assessment was carried out by the group and the findings were presented. MoHUA recommendations were also examined and presented.

Findings & Analytical Remarks

(Important common parameters identified from general rules analyzed across all states)

280+ parameters based on Rules.

#	Parameters	ActR	ule	Ideal	Total
A	Details of the Promoter	81	84		30
BD	etails of the Real Estate Project	18	24	26	2
CD	ownload of Project Documents	15	21	23	8
D	Project Professionals	10	84		22
E	Project Periodical Updates	901		62	5
F	Details of the Agent	20		21	23
G	Statistical Information	802		23	0
H	Complaints Related4		02	02	4
I	Pro-Active Feature and Information Display	002		82	8
Total		74	49	159	282



Details linked to Project Specific:

1. Project Documents
2. Important Information linked to promoter



Details of Associated Professionals



Project Specific Updates



Complaints Section Overview



Associated Realtors Details

1. Real Estate Scenario D Projects & Stakeholders

Crucial Issues identified after analysing all the RERA Portals:


1. Lack of Uniformity In Display
2. Unavailability of list of Completed / Extended / Altered Projects
3. Unavailability of list of Project Under Section-3 Violation
4. No list of Lapsed / Revoked / Deregistered / Withdrawn Projects
5. Difficulty in search of project QPRs on Public Domain
6. Unable to search project Annual Reports of Authority
7. Undefined list of Data Collection / Capturing of Fields in project view page
8. No regular Data Updation on Portal

The group also identified some best practices from across the States, which can help in standardization process.


STATES/UTs	BEST PRACTICES – REMARKS
Maharashtra	Details of the projects under NCLT shown on website
Himachal Pradesh	Dedicated QPR dashboard, Dedicated window for Certified Copies, Alteration project view with old and new details, In-depth inventory details with Allottee name.
Uttar Pradesh	Defaulters list with photographs, Promoter-wise complaints and projects
Gujarat	Map View of all projects with progress details with advance filters
Haryana	Flagging of QPR defaulters and lapsed projects, Publishes Appellate Tribunal judgments
Karnataka	Dedicated project NOC window, Land litigation details, Project completion details
Madhya Pradesh	Quarterly Updates with Engineer, CA Certificates with Photograph, Window reporting unregistered projects, Feedback for authority
Odisha	Project Schedule, Means of Finance
Telangana	Search filter with Project with Extensions, Interim Orders
Andhra Pradesh	Fee Calculator, Chronological Listing of Notifications
Bihar	Daily order of hearing and Court Proceedings, Interim orders

Based on this in-depth study, the group worked out specific Recommendations and Suggestion for further action.


Recommendations and Suggestions




User Friendly UI/UX




Centralized Integrated Portal of all states
Projects – Revoked, Registration, Units stock




Important Weblinks




List of Defaulters
Projects, Promoters, Agents, QPR




Project Details Transparency-
Litigation, Delays, Pending Approvals




RERA Awareness Measures
Social Media Handles



Authenticated Copies
Technical, Financial, Legal Documents



Standardized Template
Quarterly Updates



Timely Publications
Information, Orders, Annual Reports

Based on MOHUA Recommendations



Recommendations and Suggestions

1. Subject-wise Information display of project details
2. Maximize the use of blockchain and API services such as NSDL, Banking for data privacy and uniformity
3. List of Completed / Extended / Altered Projects
4. List of Lapsed / Revoked / Deregistered / Withdrawn Projects
5. Search window for project QPRs on Public Domain
6. List of Project Under Section-3 Violation and providing link/window to report such projects
7. Project Annual Reports
8. Defined list of data collection/capturing fields in project view in digital template instead of PDF
9. Regular Updating mechanism of data
10. Establish a Mobile application
11. Inter-Authority uniformity in display
12. Creation of Social Media Platforms, Chatbot, Channels

Recommendations and Suggestions



[Help](#)



[Sitemap](#)



[Contact Details](#)



[Social Media Information](#)



[Metadata/
Keyword Search](#)



[Privacy Policy](#)



[Glossary of Technical Terms](#)



[Disabled Friendly Navigation](#)

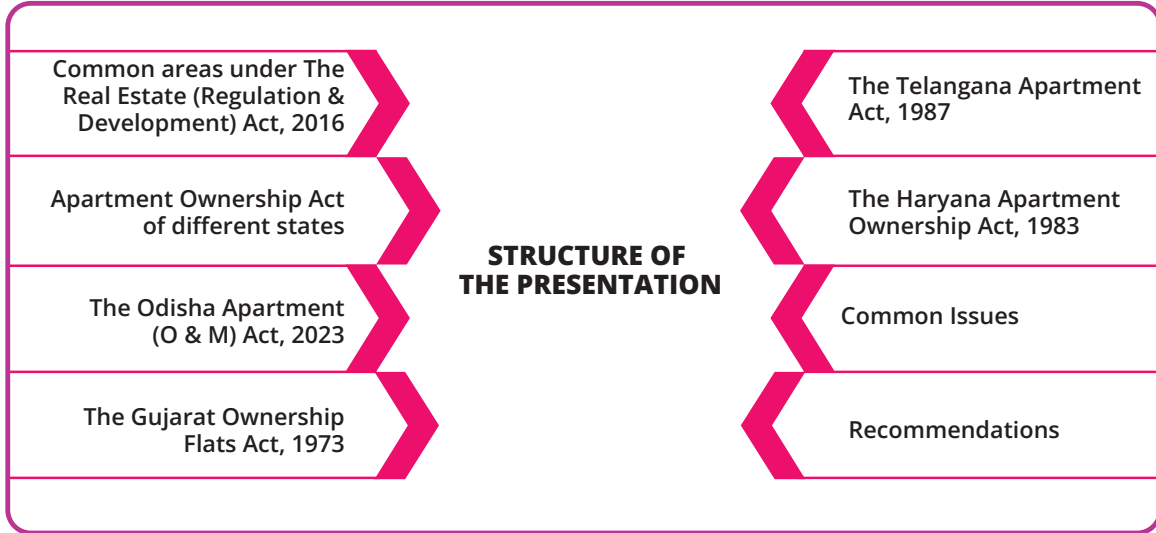


[Scroll on Top Button](#)

The group emphasized the need for a common software for RERAs to bring uniformity in information available to the different stakeholders across the country.

2.7.4 Working Group presentation on Common Areas and Local Laws

This working group comprising of Mr. P.K. Biswal, Member, Odisha RERA; Mr. M.D. Modiya, Member, Gujarat RERA; Mr. K.S. Rao, Member, Telangana State RERA; and Mr. V.K. Goyal, Member, Haryana RERA, Gurugram; analysed the Apartment Acts of various states and the local laws to understand the commonality and conflicts. The main Acts and laws examined were as per slide below.



Starting with the definition of common areas under the RE(RD) Act, the group analyzed the Acts of various states as per list below:

Apartment Ownership Acts of Different States			
S.No.	State	Ownership right of flat	Ownership right of common area
01	Odisha Apartment (Ownership and Management) Act 2023	Exclusive ownership and possession of flat	Undivided interest of the common area
02	Telangana Apartments (Promotion of Construction and Ownership) Act, 1987	Exclusive ownership and possession of flat	Percentage of undivided interest of the common area and facilities
03	Haryana Apartment Ownership Act, 1983	Exclusive ownership and possession of flat and to make such apartments inheritable.	Percentage of undivided interest of the common area and facilities *Concept of limited common area
04	Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010	Full ownership of their individual flat	Undivided share in the common area
05	Tamil Nadu Apartment Ownership Act, 1994	Exclusive ownership of there individual apartment	Shared ownership interest in common area
06	Kerala Apartment Ownership Act, 1983	Exclusive ownership of there individual apartment	Right to access the common area
07	Andhra Pradesh Apartments (Promotion of Construction And Ownership) Act, 1987	Exclusive right to occupy and used their individual units	Shared ownership right over common area
08	Maharashtra Apartment Ownership Act, Transfer of title of the flat 1970.	Transfer of title of the flat	Undivided interest of the common area
09	Karnataka Apartment Ownership Act, 1972	Exclusive ownership of respective units within the apartment complex	Shared ownership of common area
10	The Delhi Apartment Ownership Act, 1986	An Act to provide for the ownership of an individual apartment in a multi-storeyed building	Undivided interest of the common area

After analyzing the salient features of the Acts in various states, the group identified common issues important from the point of view of the RE (RD) Act. The common issues identified were as under:

1. As per section 17 of the RERA Act, provision is made for the transfer of common areas to the association of allottees, and the same is conveyed through the sale deed to the unit purchaser. However, the question remains as to who pays for the stamp duty for the conveyance deed of common areas.
2. "Common areas and facilities" under the Apartment Ownership Acts are to be provided in a declaration or through lawful amendments, while no such declaration is provided for in the RERA Act.
3. Under the provisions of RERA, it is not clear whether the rights of the unit holders in the common area should be calculated based on the amount paid as the sale consideration of the unit or on the basis of the area of the unit.
4. During the adjudication process, issues were observed regarding the management of the common area, especially on the issue of allotted parking and relevant charges and the transfer of amounts/securities to the Association.
5. Each apartment owner is entitled to an undivided interest in the common areas and facilities in the percentage expressed in the declaration as per the Haryana Apartment Ownership Act, whereas no such declaration providing for undivided interest is expressed under the RERA Act, 2016.
6. Under Section-2(n) of the RE(R&D) Act, all community and commercial facilities are to be provided as common areas in the real estate project without any choice. This creates a conflict with the Apartment Ownership Acts, which provide for declarations or as provided under sanctioned plans.
7. Under the RE(R&D) Act, the entire land for the real estate project or where the project is developed in phases and registered under the Act is sought for a phase. This makes the entire land for that phase a common area and conflicts with the Apartment Ownership Acts, which provide for an undivided share in the land of the apartment owners.

From these common issues, the group made the following recommendations:

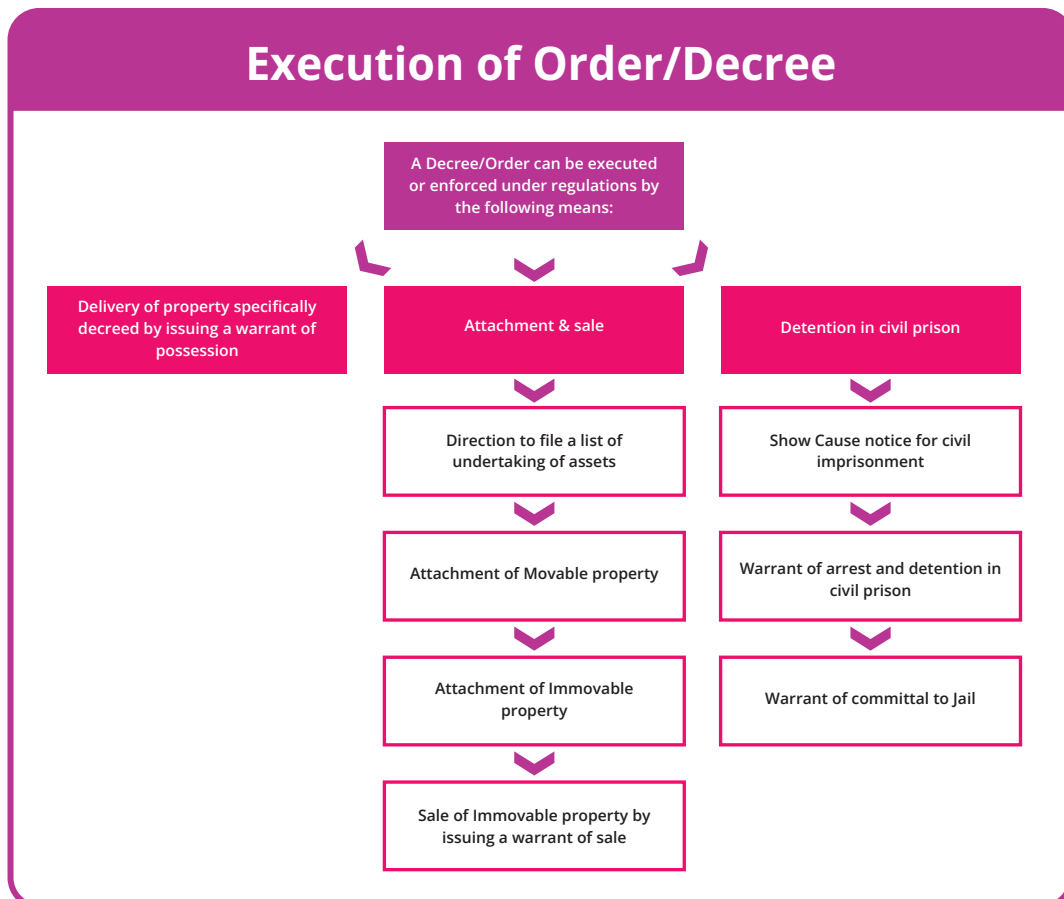
1. There should be uniformity of basic principles in the Apartment Ownership Acts of different states for the benefit of homebuyers.
2. As per the Apartment Ownership Act in some states, the provision with respect to deciding the percentage of the undivided share of each apartment owner in the common areas and facilities is provided through a declaration and should be part of the Act of 2016.
3. The value of the undivided interest should be a percentage in terms of the carpet area, not in terms of the value of the property, as mentioned in the registered agreement of sale/sale deed executed between the allottee and promoter.
4. In plotted schemes, the common area should go to the local authority, and in the case of multistoried buildings, it should go to the association.
5. For the transfer of a common area to the association, no stamp duty should be levied except a token fee.
6. As per the content of the declaration clause, the promoter shall also submit the percentage of votes required for decisions on rebuilding, repairing, restoring, or selling the property. This percentage shall be standardized. At least 70% of votes shall be mandatory for repairing, restoring, or selling the property.
7. There should be a policy regarding the charging of common area maintenance on the basis of the Area of Unit / Building Area.
8. The provision prescribed under Sec. 16 of the RERA Act should be made applicable for the insurance for the title of land, building, and also for the construction of a real estate project.
9. Parking (covered/open) is the common area, which is not salable or charged separately, only a garage is salable.

10. The necessary amendment in the Act to clarify that the common areas, including the land under the project, shall be as per local law in terms of Section-17 of the Act of 2016.

The overarching recommendation of the group is to promote uniformity among the Acts in basic principles for the benefit of homebuyers.

2.7.5 Working Group on Enforcement of Orders

The group comprised of Mr. B.C Badalia, Convener, Member, HP, RERA; Mr. V.K Goyal, Member, Gurugram RERA, Haryana; Mr. Gopal Chadra Patnaik, Member, Odisha RERA; Mr. M.A Gandhi, Member, Gujarat RERA. The focus of the group was provisions of section 40 and 40(2) to study the available options including the coercive measures for effecting recovery. After identifying the relevant sections of the Act (Powers of the Authority to issue refund, interest and penalty is given under Sections 18, 19, 34 & Section 38 of the Act, and Powers of Adjudicating officer to order compensation and interest is provided under Section 71 read with Section 72 of the Act), the group analyzed Rules made by the States particularly Gujarat, Himachal Pradesh, Bihar, Haryana, Uttarakhand, Kerala and UP. It transpired that in most of the states, rules provide that **“Every order, direction, or decision shall be enforced in the same manner as if it was decree or an order, direction or decision passed by a civil court.”** Interestingly, some states have made innovative provisions for recovery for example the Gurugram/ Panchkula RERA have amended Rules by delegating the powers vested in District Collectors in respect of recovery of money to the Adjudicating officers. The study then proceeded to outline the procedures adopted for recovery.



Other Coercive measures undertaken for the purpose of execution and enforceability of orders [HPRERA]

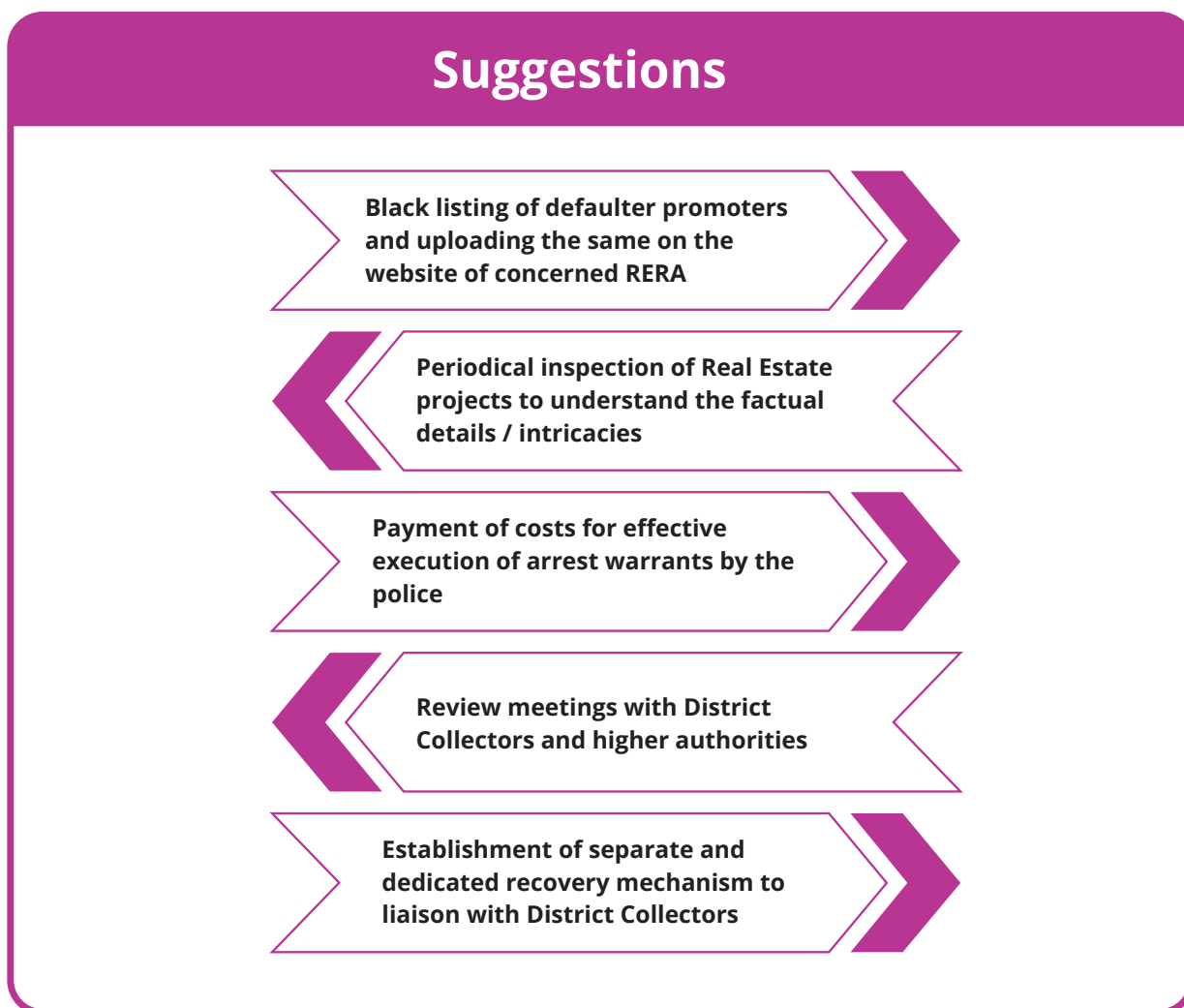


Further analysis by the group helped in identifying best practices among the states as also the challenges faced by them in recovery.

Best Practices in Different RERAs for Execution of Orders

STATE	BEST PRACTICES - REMARKS
Rajasthan	Bunching and clubbing of cases against same promoter or similar matters
Maharashtra	Filing of execution petition online / auto generation of execution petition if decree remains unsatisfied in the prescribed period
Uttar Pradesh	Digitally generated reminders to board of Revenue and District Collector
All RERAs	Effective service to the parties to the lis through online mode
All RERAs	Online hearings of Execution Petitions in the interest of stakeholders
Gujarat & Chhattisgarh	Establishment of separate enforcement cell with qualified staff
Gujarat	Uploading of details of assets movable and immoveable of the promoter at the time of registration of project
Himachal	Costs of the process of execution to be recovered from the promoter
Himachal	Prohibitory order not to transfer the unit pending litigation with intimation to the Sub-Registrar

The final recommendations of the group were as under:



2.7.6 Suggestions on Amendment of the Act

The Haryana (Gurugram) RERA did an elaborate exercise analyzing various provisions of the Act and identified areas of conflict/lack of clarity in some provisions as experienced by them while implemented the Act. Among the main sections taken up for discussions were sections 2(n) (i), 2 (n) (vii), 2(y), 3 (1), 4(2)(I)(D), 7 (1), 8, 11 (4), 14 (2) (ii), 14 (3), 17 (1), 18 (1), 19 (10), 22, 23, 29 (4), 31 (1), and section 39. The details are available against 2.2 above.

AIFORERA on the Move

AIFORERA 2nd Annual Conference of Chairpersons and Members

KEY TAKEAWAYS	OUR FUTURE PLANS
<ul style="list-style-type: none"> Collaborative approach to problem solving Technology centric approach Learning from others' experience Focus on capacity building of stakeholders Complementary of act, rules, and regulations Effective implementation regime Efficient delivery systems 	<ul style="list-style-type: none"> Adopting worldwide best practices Affordable housing Aligning local laws Building strong IT systems

2.8 REDRESSAL OF PUBLIC GRIEVANCES

Another vital dimension of public service delivery by the Authorities has been the expeditious and effective disposal of public grievances. Collective experiences across RERAs helped in shaping innovative strategies and digital monitoring mechanisms. Some of the notable practices included the development of life-cycle-based platforms that linked complaints to developer databases (akin to “naming and shaming”), eventually leading to the formulation of a grading system where the handling of complaints became an important criterion in assessing developer performance.

In line with the overall strategy approved by the Governing Council, most RERAs have established dedicated cells for grievance redressal. Peer learning within the Forum has further strengthened these efforts by facilitating the exchange of best practices among Authorities



3.

POLICY DIALOGUES AND RECOMMENDATIONS

POLICY DIALOGUES

The Forum institutionalized regular interactions with policymakers and other key stakeholders. An important milestone in this direction was a virtual meeting with the Secretary, Housing, Government of India during the Governing Council meeting in the presence of all Chairpersons. This virtual meet was convened during the 23rd Governing Council Meeting held on 27th February 2025.

OVERVIEW OF SECTOR AND RESPONSE TO AIFORERA'S PROPOSALS

Providing an overview of the Act's impact on real estate investment, the Secretary informed the participants that the Ministry had received a proposal for amendments to the Act from AIFORERA. To ensure a wider and more inclusive consultation, the Ministry was considering convening a national-level stakeholders' workshop to be chaired by the Hon'ble Minister for Housing and Urban Affairs.

The Secretary highlighted the paradigm shift in the Government of India's vision for urban development, which is now regarded as a critical driver of economic growth. He emphasized that achieving this vision would require collective efforts from all stakeholders, with a focus on discouraging uncontrolled urban sprawl and instead consolidating and strengthening existing towns and cities through the optimal use of underutilized areas. A key aspect of this approach, he noted, was the transition from low-FAR (Floor Area Ratio) zones to high-FAR zones, thereby optimizing land use and reducing the need for large-scale mobility infrastructure. This, he stressed, underscored the urgency for convergence and coordinated action among multiple agencies.

The Secretary further emphasized the need to create a conducive environment for investment in the sector. Cities, he said, can truly serve as engines of economic growth only if supported by the right policy frameworks. With 50–60% of India's population projected to reside in urban areas over the next two decades — predominantly a young demographic — urban planning must proactively address the infrastructure needs of this evolving population.

In addition, he urged closer collaboration between AIFORERA and the Ministry to develop standardized and user-friendly RERA websites, offering comprehensive information for all stakeholders. He also called on individual RERAs to make their websites more accessible, hosting transparent dashboards with regularly updated information for public use.

Finally, he recommended that AIFORERA take the lead in establishing a central repository of orders issued by various RERAs. Such a resource would ensure easy access to important regulatory information for Authorities, industry stakeholders, and the general public alike.

SUGGESTIONS FROM CHAIRPERSON AIFORERA

After this, the Chairperson AIFORERA made the following suggestions:

- a) The existing provisions that encourage **forum shopping by allottees** need to be reconsidered. It is recommended that the law be suitably amended to ensure that **all real estate matters fall exclusively under the jurisdiction of RERAs.**
- b) **The proposal for amendments to the Act**, as submitted by AIFORERA to the Ministry, should be **expedited** for early consideration.
- c) The **proposal for development of an Integrated Software**, submitted by AIFORERA to the Ministry, should be considered favorably. Further, AIFORERA **should be supported** in developing a **common integrated software platform for all RERAs.**
- d) To facilitate **effective recovery of refunds**, it is proposed that the Government of India **grant Civil Court powers to RERAs.**
- e) **Section 3(2)(1)(a)** needs to be suitably amended to **remove the ambiguity caused by the usage of “and/or” in the current provision.**
- f) Under **Section 6**, the **current one-year limit for extension** of project completion needs to be revisited. The provision should be **amended to allow RERAs the flexibility to decide the extension period based on their judgement** and the specific circumstances of each case.
- g) Currently, **Section 37** allows RERAs to issue **directions only to builders, promoters, and real estate agents.** However, project delays are often caused by civic authorities. To ensure timely implementation of projects, Section 37 should be **amended to empower RERAs to issue directions to relevant civic authorities as well.**
- h) **A provision for de-registration** should be introduced under Section 7. This would allow **promoters who wish to discontinue their projects to voluntarily de-register**, provided they have **cleared all outstanding liabilities.**
- i) **Industrial plots** should also be brought within the **purview of RERAs**, especially when they are **repurposed for commercial buildings.** The Act should be **amended to clarify that once land use is changed or if the plot is being used for non-industrial purposes, it will automatically fall under the jurisdiction of RERA.**
- j) **A stakeholders’ meeting** should be convened, with participation from **Chairpersons of RERAs and other key stakeholders**, to deliberate on these proposals and gather wider feedback.
- k) At present, there is **no clear provision for recovery of funds diverted by promoters**, nor is there a requirement to **deposit a specified amount before filing an appeal.** This creates a serious challenge in **disciplining errant promoters.** Suitable provisions should be introduced to **address both these gaps.**
- l) There is an **urgent need to introduce capital adequacy norms at the time of project registration.** Many companies obtain registration with **minimal financial resources**, leading to complications when projects falter. Unlike **partnership firms**, where recoveries can be made from partners, no such mechanism exists for **companies**, where **directors** are shielded from personal liability. This gap should be addressed through suitable amendments.
- m) **Deliberate non-enforcement of recovery orders** by local agencies is a persistent issue. There is a need to **develop an effective and accountable mechanism** to ensure compliance with recovery orders issued by RERAs.
- n) In several instances, **promoters execute sale deeds for properties even before buildings are constructed.** Later, if construction fails to materialize, **a legal void arises regarding the authority empowered to cancel such sale deeds.** This **legal ambiguity needs to be addressed** through clear legislative provisions.

- o) Under **Section 8**, RERAs currently have the freedom to **decide on the reassignment of stalled projects**. However, in some cases, **state governments have directed RERAs to transfer such projects to PWD or other agencies**. This **interference should be avoided** by clarifying that **the decision-making power in such cases rests solely with RERAs**.
- p) The **Insolvency and Bankruptcy Code (IBC)** poses a significant **challenge to the effective implementation of RERA**. Recent **amendments to the IBC** have granted powers to **Resolution Professionals (RPs)** that **are inconsistent with RERA's provisions**. This **conflict between IBC and RERA** needs **urgent resolution**, ensuring that the interests of **homebuyers** are not compromised.



4.

ENGAGEMENT WITH STAKEHOLDERS

AIFORERA did not restrict itself to initiating dialogue with the Ministry alone, instead it reached out to other stakeholders like the Banking Institutions, Insolvency and Bankruptcy Board of India, and Technical Experts from various fields e.g. Architects, Planners, Legal luminaries, and established developers. Guest lectures from them were arranged to understand their perspective on the common issues and elicit their suggestions on possible areas of improvements. Their experienced understanding of the sector and well researched analysis on problems and solutions proved to be quite enriching experience. Highlights of some of the presentations are placed below for record.

IDR. BIMAL PATEL'S PRESENTATION FOCUSED ON REDEVELOPMENT AS AN OPPORTUNITY FOR UPGRADING URBAN INFRASTRUCTURE.

He emphasized on the critical role of redevelopment in addressing the rising demand for urban spaces amid India's rapid urbanization, driven by migration and economic opportunities.

Key takeaways from his presentation include:

(A) Challenge of Urban Expansion:

- a) Peripheral areas are often tapped for urban growth, leading to unplanned urbanization;
- b) Existing urban areas face significant pressure for redevelopment.

(B) Key Focus: Efficient Street Infrastructure

- a) Indian cities suffer from narrow, insufficient street networks due to low Floor Area Ratios (FAR) and inefficient land use.
- b) Streets often follow a branching structure, causing congestion, unlike grid structures that offer multiple access routes.
- c) Redevelopment must prioritize widening existing streets and adding new ones.

(C) Critical Observations for Redevelopment:

- a) Land Acquisition Challenges: Local governments cannot forcefully acquire land for widening or building streets.
- b) Underutilized Land: Vast private open spaces around buildings remain fragmented and underused due to existing regulations. Redevelopment must encourage voluntary integration of such spaces into public use.
- c) Incremental Infrastructure Development: Urban infrastructure evolves gradually, and immediate focus should be on improving street networks.
- d) Maximizing Urban Efficiency: A robust street network facilitates higher floor space and better infrastructure, enhancing productivity.
- e) Urban Development Realities: City building is a long-term, messy, and incremental process influenced by commercial interests.

(D) Urban Planning Strategy:

Dr. Patel outlined principles for sensible redevelopment:

- a) Respect property rights.

- b) Ensure fairness and financial viability for all stakeholders.
- c) Adhere to legal frameworks.
- d) Widen streets and add new ones.
- e) Mandate setbacks for emergency vehicle access.
- f) Regulate and maximize floor space.
- g) Ensure coherent built forms and better traffic management.
- h) Raise resources and build essential infrastructure.

Using Ahmedabad as a case study, Dr. Patel demonstrated how redevelopment could increase street space from 20% to 50%, significantly improving urban functionality.

II MR. KESHAV VARMA'S PRESENTATION: TRANSFORMATIVE URBANIZATION

The theme of Mr. Varma's presentation was Transformative urbanization. His model contained four main components: on streets, public spaces, mobility, and community partnership. He emphasized that it should not be an isolated initiative but instead should be a complete ecosystem. Using the examples from Srinagar urban transformation initiative he presented a case study as to how community involvement could be a game changer. With the help of the local community and the Authorities the entire façade of the town has been changed. It has had a great impact on the quality of life of the locals as they now have better market places and open areas to sit. His development model makes an important policy statement: the economic development of the cities is dependent on the urban transformation. As they developed new down town areas, the business in the town has increased manifold.

Mr. Varma presented the recommendations of the High-Level Committee Report on urbanization which included ten major recommendations as under:

- a) Establishing City Economic Development Councils;**
- b) Compact city development by prioritizing higher floor area to encourage redevelopment;**
- c) Professionalizing urban planning cadres by creating All India Urban Planning Service;**
- d) Creation of a national Urban and Regional Planning Authority;**
- e) Sustainability and Climate Resilience through Green Building and water sensitive planning;**
- f) Walkability and public transport to be promoted;**
- g) Resource mobilization by linking grants with urban performance;**
- h) Regional Planning cadres to be created;**
- i) Addressing Urban Sprawl by promoting compact cities with mixed use zones;**

Both presentations underscored the importance of thoughtful planning, collaborative governance, and strategic redevelopment in creating sustainable, efficient, and livable urban environments in India.

III PRESENTATION BY INSOLVENCY AND BANKRUPTCY BOARD OF INDIA

While presenting statistics on insolvency in the real estate sector, Mr. Sudhakar Shukla, a member of the Insolvency and Bankruptcy Board of India (IBBI), emphasized the growing severity of the issue and highlighted ongoing efforts to address it. He pointed out several key challenges unique to the real estate sector, including:

- a) The unsuitability of a generic approach for dealing with the sector's complexities**
- b) The Insolvency and Bankruptcy Code (IBC) being designed for company resolution, not individual projects**
- c) Courts experimenting with project-wise Corporate Insolvency Resolution Processes (CIRP)**
- d) The inadequacy of general approaches, such as using realizable value and haircuts, for homebuyers**
- e) Diverging interests among creditors and homebuyers across different projects, complicating decision-making**

- f) **Strong interests from other concessionaires**
- g) **Compliance requirements under the Real Estate Regulatory Authority (RERA)**

Recognizing these complexities, Mr. Shukla noted that the legal landscape has evolved over time, with significant developments shaping the insolvency framework in real estate:

(a) Homebuyers Recognized as Financial Creditors

- a) **Pre-Amendment Scenario:** Initially, homebuyers were not classified as either financial creditors (FC) or operational creditors (OC).
- b) **Need for Change:** The rise in insolvency cases in the sector created the need to better protect homebuyers.
- c) **Supreme Court Intervention:** In the Chitra Sharma & Others case, the Supreme Court recognized homebuyers as financial creditors, leading to legislative changes.

(b) Judicial Innovations for Real Estate

Several judicial decisions have introduced new approaches for handling real estate insolvencies:

- a) **Supertech Ltd:** The National Company Law Appellate Tribunal (NCLAT) allowed project-wise CIRP for one of the developer's projects.
- b) **Ansal Properties:** CIRP was admitted against the corporate debtor, with NCLAT permitting project-specific resolution.
- c) **Arun Shelters Pvt. Ltd:** The court allowed project-wise admission and resolution.

(c) Interaction with RERA

- a) In 2023, the Supreme Court ruled that homebuyers cannot be treated differently under the IBC, even in cases involving RERA orders.
- b) The National Company Law Tribunal (NCLT) in Delhi reaffirmed in 2024 that homebuyers remain financial creditors, even if they have previously approached RERA (in Tarun Ahuja & Ors. v. Puri Construction Private Limited, 2024 SCC OnLine NCLT 512).

Mr. Shukla then outlined key areas where IBBI and RERA could collaborate to tackle these challenges:

- a) **Addressing information asymmetry between stakeholders**
- b) **Introducing flexibility in the utilization of funds**
- c) **Avoiding violations of the moratorium**
- d) **Implementing resolution plans effectively**
- e) **Ensuring proper RERA registration and extension**

To reduce information asymmetry, Mr. Shukla proposed steps such as sharing relevant information between parties and enabling Insolvency Resolution Professionals (IRPs) to upload data on RERA platforms. He also suggested flexibility in the 70:30 fund utilization rule to encourage efficient use of resources. Additionally, he urged that approval processes for projects emerging from CIRP should be expedited, and certain representative requirements should be waived.

(d) Resolutions

Following a detailed discussion, the following resolutions were adopted:

- a) **A recommendation will be made to the Government of India to form a joint committee with officials from the Ministry of Housing and Urban Affairs, the Ministry of Corporate Affairs, IBBI, and AIFORERA to propose interventions to protect homebuyers.**
- b) **IRPs will be granted permission to input project-related information on RERA websites.**
- c) **Mechanisms will be explored to share moratorium-related information with RERA authorities, as much of the project data is already available on RERA platforms.**

IV PRESENTATION BY HDFC

In his presentation, Mr. Sudhir Kumar from HDFC emphasized the alignment of information requirements between regulatory authorities and bankers. He pointed out that bankers are key users of the transparency and disclosures promoted by RERAs. Banks, in addition to needing a comprehensive project brochure, also require a deep understanding of the promoter's capabilities as a responsible business person. To assess this, they rely on critical data such as:

- a) **Complaints filed against promoters**
- b) **Grading of promoters and projects**
- c) **Disclosures related to changes in project ownership**
- d) **Details of financing obtained by developers**
- e) **Loan servicing performance**

This information, available on RERA websites, is of utmost importance to bankers. However, Mr. Kumar noted that inconsistencies in data uploads across RERA platforms hinder the flow of information. To address this, he proposed the following measures to improve data access and transparency:

- a) **Grading of Promoters:** All RERAs should consider grading promoters to build confidence among financial institutions.
- b) **Director's Credit Rating:** A credit rating for project directors could be included on project websites to provide additional financial insights.
- c) **Sale Agreement Registration:** Since sale agreements are often unregistered, there is a risk of promoters engaging in multiple sales of the same flat or plot. Addressing this issue could mitigate risks for financiers.
- d) **Market Value Sharing:** Banks' assessed market values of projects could also be shared on RERA websites, offering prospective buyers more reliable information.

These steps, Mr. Kumar suggested, would enhance information flow, improve transparency, and ultimately build greater confidence among financial institutions.



5.

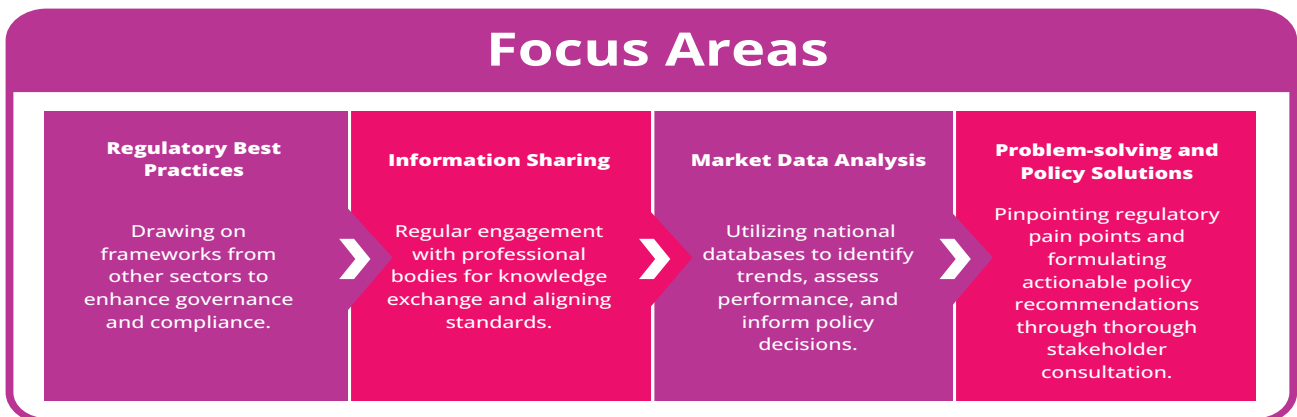
RESEARCH AND PUBLICATIONS

5.1 DOCUMENTATION FOR EMPOWERMENT

AIFORERA has made research a sustained and collaborative pillar in line with the Forum’s objectives, focusing on best practices in regulatory frameworks, information sharing with professional bodies, market analysis via national databases, and problem identification alongside policy solutions. All publications result from rigorous information gathering, critical evaluation by a cross-section of stakeholders, and policy analysis linked to the Act and Rules. Proposals are not only thoroughly researched but are developed through consensus, integrating diverse inputs for broader acceptance.

5.2 RESEARCH AND COLLABORATION

AIFORERA’s approach involves continuous collaboration, pooling expertise from private developers, institutions, and regulatory authorities to review data, share best practices, and respond to regulatory challenges. This ensures that research aligns with real-world needs, supporting the effective implementation and improvement of the regulatory environment.



5.3 PUBLICATION AND PROPOSAL PROCESS

All publications are underpinned by extensive data collection and validation, stakeholder feedback, and detailed linkage to statutory provisions. Proposals and policy papers are consensus-driven, with contributions reflecting the perspectives and expertise of all relevant stakeholder groups. This inclusive process strengthens the credibility and applicability of AIFORERA’s outputs. The following publications were brought out by the Secretariat AIFORERA during this period:

- a) **A Performance Overview document enlisting the main achievements since inception over a five years period;**
- b) **Best Practices document detailing innovations in RERAs;**
- c) **First issue of E-journal of AIFORERA;**
- d) **Report on Website comparisons; and**
- e) **Report on QPR Performa.**

6.

FINANCES AND COMPLIANCES

The accounts of the Forum are maintained professionally and are Audited annually and presented in Governing Council and General Body Meetings. Main achievements during the year are:

- a) All statutory compliances are monitored by the Governing Council in all its meetings and were up to date during the period under report.
- b) One of the main achievements of the Secretariat has been submission and pursuing the Income Tax Exemption case with the Income Tax Department. As a result of its consistent efforts, the Income Tax Department Approved exemption from payment of Income tax in favor of AIFORERA for five years up to 2024-25. It resulted in savings of Rs. 25 Lakhs.
- c) A fresh request for the next five years has been submitted by AIFORERA to the Income Tax Department and is under consideration with them.

7.

CHALLENGES AND THE WAY FORWARD

7.1 CHALLENGES IDENTIFIED

- a) Variations in implementation across States/UTs
- b) Pendency in grievance redressal in some Authorities
- c) Lack of awareness among consumers
- d) Limited resources and manpower in smaller RERAs

7.2 WAY FORWARD (2025–26)

- a) Strengthen harmonization of RERA functioning across India
- b) Develop national digital platform for project monitoring
- c) Enhanced training & capacity building programs
- d) Greater consumer outreach & awareness campaigns
- e) Explore international collaborations in real estate regulation



List of Member RERAs

1.	Andhra Pradesh
2.	Assam
3.	Bihar
4.	Chhattisgarh
5.	Delhi & Chandigarh
6.	Goa
7.	Gujrat
8.	Haryana (Gurugram)
9.	Haryana (Panchkula)
10.	Himachal Pradesh
11.	Jammu and Kashmir
12.	Jharkhand
13.	Karnataka
14.	Kerala
15.	Madhya Pradesh
16.	Maharashtra
17.	Odisha
18.	Puducherry
19.	Punjab
20.	Rajasthan
21.	Tamil Nadu
22.	Telangana
23.	Uttarakhand
24.	Uttar Pradesh

B.

Proposal by AIFORERA to MOHUA for Amendments in the Real Estate (Regulation and Development) Act, 2016

AIFORERA PROPOSED AMENDMENTS TO RERD ACT 2016 - SUMMARY

A proposal has been sent to the Ministry as follows for amendments to the RERD Act 2016:

Date: June 6th, 2024 (Main Letter Date)
From: All India Forum of Real Estate Regulatory Authorities (AIFORERA)
To: Secretary, Ministry of Housing and Urban Affairs
Chairman: Dr. Shrikant Baldi, IAS (retd)
Purpose: Strengthening the regulatory framework and enhancing the effectiveness of RERAs
The proposal contains recommended amendments to The Real Estate (Regulation and Development) Act, 2016, unanimously approved by the Governing Council of AIFORERA in its 20th meeting. These amendments aim to enable RERAs to effectively discharge their functions in the interest of all stakeholders, including homebuyers.

Benefits of Proposed Amendments

Enhanced Flexibility: Removes rigid one-year extension limit for project registrations
Improved Enforcement: Broadens Authority's power to issue directions and seek information
Balanced Restrictions: Replaces lifetime employment bans with reasonable cooling-off periods
Legal Clarity: Addresses ambiguities in definitions and procedures
Stakeholder Protection: Better protection for both homebuyers and promoters' legitimate interests
Modernization: Aligns provisions with current real estate practices and other regulatory frameworks

Following is a gist of the proposals sent to MoHUA:

Section	Current Provision	Proposed Amendment	Justification
Section 6 - Extension of Registration	Registration can be extended for maximum one year in aggregate	Remove the "one year" limit and add sub-section (2) allowing additional extensions based on exceptional circumstances with proper hearings	Many projects cannot be completed within one year due to exceptional circumstances. Better to serve allottees' interests than invoke Section 8
Section 27 - Restrictions on Chairperson/ Members	Complete lifetime prohibition on employment after cessation	Add one-year cooling-off period instead of lifetime ban	Current restrictions are excessive compared to other regulatory bodies (ERC, TRAI, SEBI, IRDA) which have 1-2 year cooling periods with waiver provisions
Section 35 - Investigation Powers	Authority can call upon promoter/allottee/ real estate agent for information	Include "any other person or class of persons relevant to such investigation"	Empowers Authority to seek information from government offices and other relevant parties for effective complaint disposal

Section	Current Provision	Proposed Amendment	Justification
Section 37 - Directions by Authority	Directions applicable only to promoters, allottees, real estate agents	Add "any other person or class of persons relevant to completion of project"	Enable directions to other parties necessary for project completion and homebuyer interests
Section 40(1) - Recovery of Penalty	Recovery only as arrears of land revenue	Add "or" as alternative to prescribed manner	Provides two modes of recovery - as arrears of land revenue OR as prescribed under rules
Section 56 - Representation	Only "applicant appellant" can appear or authorize representatives	Change to "parties to the complaint" and add "authorized representative"	Include respondent's rights and expand representation options
Section 2(n) - Common Areas Definition	Entire land considered common area	Exclude "areas allocated for individual ownership or use as per sanctioned plans"	Protects individual ownership rights and brings clarity
Section 2(n)(vii) - Community/ Commercial Facilities	All community and commercial facilities are common areas	Add "as per applicable local law"	Aligns with Section 17 requirements for transfer as per local laws
Section 2(y) - Garage Definition	Requires walls on three sides	Remove wall requirement for covered parking	Modern buildings don't have three-sided walls due to fire safety norms
Section 3 - Registration Requirement	Projects need completion certificate	Add "or occupancy certificate as the case may be"	Independent floors get OC, not CC; phases don't get CC in some states
Section 4(2)(l)(D) - Separate Account Withdrawals	Withdrawal mechanism during construction	Extend withdrawal procedure "till obtaining completion or occupancy certificate"	Enables withdrawal of leftover amounts after construction completion
Section 14(3) - Structural Defects	5-year liability for rectifiable defects	Add provision for non-rectifiable structural defects with refund entitlement	Covers cases where building is declared unsafe for habitation
Section 18(1) - Delay Interest	Interest till handing over possession	Interest till "handing over of possession, offer of possession after obtaining OC/CC"	Prevents indefinite interest payment when allottee delays taking possession
Section 19(10) - Possession Timeline	Two months from occupancy certificate	Add "completion certificate in case of plots"	Plots get completion certificates, not occupancy certificates
Section 22 - Appointment Qualifications	Broad experience requirements	Add minimum graduation degree, 45 years age, specific experience years (20 for Chairperson, 15 for Members)	Ensures qualified appointments with proper educational background
Section 3 - Leasehold Projects	Covers only sale transactions	Add "lease or offer for lease"	Include leasehold projects as allottee definition covers leasehold
Section 2(zcc) - New Definition	No definition for lease	Add definition for lease of immovable property (except industrial/rental)	Brings clarity to leasehold project coverage
Section 27(a) - Employment Restrictions	Complete prohibition from cessation date	Add "for one year from cessation date"	Reduces complete restriction to reasonable cooling period
Section 50 - Appellate Tribunal Restrictions	Complete employment prohibition	Add "for one year from cessation date"	Aligns with reasonable cooling-off period approach

Section	Current Provision	Proposed Amendment	Justification
Section 7 – Revocation of registration	No provision for De-registration of a project	Project, where no sale effected, can be de-registered. Also, where third party rights created, de-registration can be done after issuance of public notice and consent of all the allottees.	Reduces the burden of continuation of a project that cannot be continued due to change of business plan or business environment.

C.

Proposal by AIFORERA to MOHUA for Development of a Common Rera Dashboard and an API-Based Integrated Platform for RERAs of All States/UTs

AIFORERA Proposal: Central RERA Dashboard and Integrated Platform

Summary

The All India Forum of RERAs (AIFORERA) has proposed the development of a Central RERA Dashboard and API-based integrated platform to address fragmentation and inconsistencies across state/UT RERA implementations in India.

The proposal has received in-principle approval from MoHUA in its letter dated 27th May, 2025, for AIFORERA to take up phase-1 activities.

Background

- 1. Current Status: 1,24,739 real estate projects and 87,212 agents registered across India**
- 2. Primary Challenge: Non-uniform user experience across state RERA websites**
- 3. Core Problems:**
 - Lack of centralized data compilation system
 - Varying regulatory frameworks and technology adoption
 - Different complaint redressal processes across states
 - Limited cross-state developer performance visibility
 - Inconsistent portal usability and design

AIFORERA Overview

- 1. Members:** 23 RERAs (including Assam, Bihar, Chhattisgarh, Delhi, Gujarat, Goa, Haryana, Karnataka, Kerala, Maharashtra, Punjab, Rajasthan, Tamil Nadu, Telangana, UP, etc.)
- 2. Primary Functions:** Policy analysis, best practice sharing, capacity building, knowledge exchange

Project Objectives

- 1. Centralized Analytics:** Improve transparency and decision-making through unified data
- 2. Standardization:** Core requirements/protocols aligned with RERA Act
- 3. Financial Integration:** Easier collaboration with financial institutions
- 4. Citizen Confidence:** Enhanced access to project information and compliance data

Implementation Structure (3 Phases)

Phase 1: Protocol Development (6 months)

Committee Formation:

1. 4 RERA Chairpersons (Committee chaired by Chairperson of RERA Rajasthan, and members include Chairpersons of Panchkula, Gujarat and Tamil Nadu)
2. 2-3 Committee Members
3. MoHUA Representative

- Academic Representative (CEPT/NIUA)
- E-gov Foundation Representative
- Ek Step Foundation Representative

Key Deliverables:

1. Core data standards/protocols document
2. Formal agreement framework
3. Data-sharing and validation policy
4. Budget estimation for MoHUA

Phase 2: Technical Implementation (18 months)

1. Development Components:
2. API management system with secure specifications
3. Central repository and dashboard
4. Reference application for uniform UI/UX
5. State/UT level technical support framework
6. AI-driven predictive analytics integration

Phase 3: Onboarding & Implementation (6 months)

Rollout Strategy:

1. Pilot implementation with 5-6 selected states
2. Systematic expansion to remaining states/UTs
3. Comprehensive capacity building programs
4. Advanced capabilities development (chatbots, geospatial tracking, AI compliance checkers)

Expected Benefits

1. For Government

- Unified regulatory monitoring framework
- Data-driven urban planning and policy formulation
- Improved fund allocation for housing schemes (PM Awas Yojana)

2. For Citizens

- Transparent project execution visibility
- Simplified grievance redressal
- Enhanced transaction confidence
- Uniform user experience

3. For Developers

- Streamlined compliance processes
- National project visibility for better financing
- Reduced operational redundancies

4. AI Integration Advantages

- Predictive Analytics: Risk identification for project delays/financial issues
- Real-time Tracking: Project progress monitoring with automated alerts
- NLP Processing: Complaint pattern analysis for systemic issue identification
- Financial Transparency: Escrow account monitoring and fraud detection
- Performance Monitoring: Developer rating through sentiment analysis
- Blockchain Integration: Secure, tamper-proof record-keeping

5. Support Required from MoHUA

- In-principle proposal approval
- Policy alignment and guidance
- State RERA coordination facilitation
- Financial/technical support for smaller states/UTs

6. Standards and Protocol Aspects

Aspect	Current State	Proposed Standard	Implementation Phase	Key Features
Data Taxonomy	Inconsistent across states	Unified data taxonomy with core protocols	Phase 1	Essential data definitions, dashboard elements, standardized criteria
API Specifications	No central API system	Robust API management with standardized protocols	Phase 2	Secure, encrypted, authenticated, interoperable specifications
Data Sharing Protocol	Ad-hoc state-level sharing	Formal data-sharing agreement framework	Phase 1-2	Validation rules, governance structures, automated synchronization
UI/UX Standards	Varied design across portals	Reference application with uniform standards	Phase 2	Consistent navigation, user-friendly design, standardized workflows
Security Protocols	State-specific security measures	Default secure API with encryption	Phase 2	Authentication, access control, data privacy compliance
Compliance Framework	Different compliance processes	Standardized core requirements per RERA Act	Phase 1	Uniform compliance measures, automated compliance checking
Data Validation	Manual, inconsistent validation	Automated validation with defined rules	Phase 1-2	Real-time validation, error detection, data quality assurance
Integration Standards	Limited inter-state integration	Seamless integration with direct links	Phase 2	Scalable, interoperable, open-source architecture
Grievance Protocol	State-specific redressal processes	Simplified, uniform grievance system	Phase 2-3	Standardized complaint filing, tracking, resolution processes
Authentication Standards	Varied authentication methods	Aadhaar-based authentication system	Phase 3	Digital KYC, e-signature functionality, secure stakeholder access
Reporting Standards	Inconsistent reporting formats	Automated report generation with AI	Phase 2-3	Standardized compliance reports, trend analysis, predictive insights
Technology Standards	Mixed technology stacks	Open-source, cost-effective solutions	Phase 2	Cloud-based, scalable, maintainable technology framework

7. Critical Success Factors


- **Committee Expertise:** Inclusion of technical experts from established organizations (Ek Step, E-gov Foundation)
- **Phased Approach:** Systematic implementation reducing risks
- **Open Source:** Cost-effective and secure technology adoption
- **Pilot Testing:** Validation through 5-6 state pilot before full rollout
- **Capacity Building:** Comprehensive training before and during implementation

D.

In-Principle Approval by MOHUA for Development of A Common RERA Dashboard and an API-Based Integrated Platform for RERAs of All States/UTs

No. O-17024/219/2018-HOUSING-UD /EFS- 9055694
Government of India
Ministry of Housing & Urban Affairs
(Housing Section)

Nirman Bhawan, New Delhi – 110011
Dated 27th May, 2025



To
The Chairperson,
All India Forum of Real Estate Regulatory Authorities (AIFORERA)
2nd Floor, Shivaji Stadium,
Annexe Building, Shaheed Bhagat Singh Marg,
New Delhi-110001

Plan sent to CEO, AIFORERA
46/2025
Copy /
CEO, AIFORERA

Subject: Development of a Central RERA Dashboard and an API-Based integrated Platform of RERAs of all States/ UTs

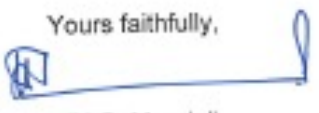
Sir,

I am directed to refer to your DO letter dated 06.03.2025 on the above mentioned subject and to state that this Ministry has accorded its in-principal approval on the proposal for setting up of the Central Dashboard and an API integrated platform of RERA's across the all States/UTs.

2. However, approval has been granted only for the First Phase of the project, which includes formation of a committee responsible for developing core standards/protocols and preparing a detailed budgetary proposal for MoHUA.

3. Further, it has been decided that the representation from this Ministry may be excluded from the Committee to ensure that an independent assessment can be carried out, following the Committee's submission of the proposal. However, facilitation from ministry may be provided for stakeholder consultations.

4. Additionally, it is requested that the proposal developed by the Committee may also include a comprehensive roadmap for establishing the Central Dashboard along with set timelines. This should clearly outline the RERA-related information/data to be displayed, a strategy for coordination with all Real Estate Regulatory Authorities to facilitate data sharing, and an estimate of the budgetary support required from this Ministry.

Yours faithfully,

(H.C. Mondal)
Deputy Secretary (Housing-I)
Tel: 011-23062280



AUTHENTICATED FROM RECORD

A handwritten signature in blue ink, appearing to read 'R. Batta', with a horizontal line underneath.

(Dr. Ravinder N. Batta)
Chief Executive Officer, AIFORERA



**All India Forum Of
Real Estate Regulatory Authorities
(AIFORERA)
2nd Floor, Shivaji Stadium,
Annexe Building,
Shaheed Bhagat Singh Marg,
New Delhi - 110001**

+91-9418083222

secretariat@aiforera.in