



A Brief
Track

RERA TIMES

(A bi-monthly journal on Real Estate
(Regulation and Development Act), 2016)

- ❖ CA Sanjay Ghiya
- ❖ CA Ashish Ghiya (L.L.B, C.S)

**JAN- FEB, 2020
EDITION**

GIST OF IMOPRTANT CASES

MAHARASHTRA REAL ESTATE APPELLATE TRIBUNAL

- Case1: Appellant pleaded for condonation of delay of 38 days in filing appeal
- Case2: Tribunal considers it justifiable to extend the period of possession by six months and the interest was payable from the extended period as granted.
- Case3: Tribunal stays execution of order passed by MAHARERA considering the.....

HARYANA REAL ESTATE APPELLEATE TRIBUNAL

- Case1: Complainant failed to sign Apartment Buyer Agreement which was duly received RERA Authority & Tribunal held that

GUJRAT REAL ESTATE REGULATORY TRIBUNAL

- Case1: Advertisement was published by promoter without mentioning RERA website Guj RERA imposed penalty of Rs 1, 25,000. However, the Ld tribunal reduced the same to Rs 75,000.

RAJASTHAN REAL ESTATE REGULATORY AUTHORITY

- Case1: The complainants filed execution applications. Authority directed to issue a recovery certificate to District Collector of Alwar to recover the ordered amount as arrears of land revenue and also revoked the registration of promoter's project.
- Case2: The complainant booked a unit. But the said unit was not allotted. There was no agreement to sale executed. Authority directed
- Case3: Complainant wants to withdraw voluntarily from project. Authority held that the refund cannot be refused, but the complainant can be penalized as per the terms of booking.

MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY

- Case1: Complaint filed by Association of Allottees. Asked to carry out remaining development works of the project. MahaRERA heard contentions of parties. Issued directions such as: project registration stand revoked, project handed over to AOA for completing remaining work, freeze the existing project bank accounts, open new bank account etc.

HIMACHAL PRADESH REAL ESTATE REGULATORY AUTHORITY

Case1: Complainant pleaded to stop unauthorized and illegal development & construction in the project. Authority held that

BIHAR REAL ESTATE REGULATORY AUTHORITY

Case1: Complainants contended that project not registered with RERA even if it is an ongoing project. The Bench directed the to register their ongoing project with the Authority. Further ordered that all bank accounts of the respondent and their directors be frozen with immediate effect till their liabilities in the project are fully discharged. Also, respondent and their directors are prevented from selling any of their immovable and moveable properties until further orders.

NOTIFICATION & CIRCULAR

RAJASTHAN REAL ESTATE REGULATORY AUTHORITY

1. Registration fee for registration of proprietorship firms as real estate agents.
2. Notice under section 5 to be issued stating
3. Joint Development Agreement, Collaboration Agreement etc. to be

GOA REAL ESTATE REGULATORY AUTHORITY

4. Guidelines for extension of real estate project registration granted under section 5 of RERA, 2016.

BIHAR REAL ESTATE REGULATORY AUTHORITY

5. Submission of statement of accounts for the FY 2018-19 of the real estate projects duly audited by the chartered accountants.
6. Submission of completion certificate / occupancy certificate, formation of association, execution of registered conveyance deed etc.

KERALA REAL ESTATE REGULATORY AUTHORITY

7. Certain directions to the promoters of ongoing projects

GUJARAT REAL ESTATE REGULATORY AUTHORITY

8. Directions for "font size" of registration number in advertisement of RERA registered projects.

HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA

9. Policy for Supply of Photocopies and Inspection of files pertaining to complaint/ project cases of the authority.

REAL ESTATE NEWS

- Real estate AIF gets flooded with enquiries from developers, majorly from NCR region.
- Real estate body wants reduction in home loan interest to boost sales.
- Real estate sector sentiments revive to optimistic zone in Dec quarter.
- MahaRera slaps Rs 6 crore penalty on Nagpur's Nirmal co-operative society.
- Builders bow out of redevelopment as margins crash.
- New home loans for under-construction properties come with strings attached.
- Developers of over 40 housing projects apply for waivers.
- Sales of ready homes key for builders to tide over cash crunch.
- High Court issue notice to Gujarat Government over ad to fill up RERA tribunal chief.

RERA AGENT

Sample agreement between agent and promoter.....

**FOR SUBSCRIPTION FOR FULL CONTENT OF MAGAZINE PLEASE MAIL ON
GHIYAANDCOMP@GMAIL.COM OR
CONTACT ON 9529991761**