

**GOVERNMENT OF INDIA
MINISTRY OF HOME AFFAIRS**

**LOK SABHA
UNSTARRED QUESTION NO. †271**

TO BE ANSWERED ON THE 05TH FEBRUARY, 2019/ MAGHA 16, 1940 (SAKA)

FRAUD BY BUILDERS

**†271. SHRI VIJAY KUMAR HANSDAK:
SHRI HARISHCHANDRA CHAVAN:**

Will the Minister of HOME AFFAIRS be pleased to state:

(a) whether the Government is aware that cases have been filed against the managers of builder companies for fraudulence involving crores of rupees;

(b) if so, the details of the cases filed during the last three years and the current years till date, State-wise;

(c) the details of the laws violated in the above mentioned registered cases;

(d) the action taken by the Government to compensate the losses of the victims caused by the misdeeds of the builders; and

(e) the outcome of the above mentioned action ?

ANSWER

**MINISTER OF STATE IN THE MINISTRY OF HOME AFFAIRS
(SHRI HANSRAJ GANGARAM AHIR)**

(a) to (c): National Crime Records Bureau (NCRB) does not maintain data in this regard.

(d) to (e): Keeping in view the lack of transparency and standardization in the business practices and transactions in the real estate sector; delays in project execution/completion; lack of consumer protection etc., Government have enacted the Real Estate (Regulation and Development)

Act, 2016 which has several provisions to curb the cheating of buyers and to promote transparency and accountability in the real estate sector. The Act also provides for establishment of Real Estate Regulatory Authority with specified functions, powers and responsibilities to exercise oversight of real estate transactions, take actions towards promotion of real estate sector, mandatory registration of real estate projects and registration of real estate agents, settle disputes between parties, etc. Further, this Act also provides that a promoter has to make disclosure of all relevant project information, including details of promoters, layout plan, plan of development works, land status, status of the statutory approvals, number of parking, time period for project completion, etc. for public view on the website of the Real Estate Authority. Penal provisions of the Act include de-registration of the project and penalties/punishment in case of contravention of the provisions of the Act or the orders of the Authority or the Real Estate Appellate Tribunal.
