

Refresher Course on MAHARERA Practice & Professional Opportunities (Virtual)

Functions, Role and Power of RERA Authority

- CA Lalit Pawar

Administrative Powers of Chairperson

- ❖ Powers of general superintendence
- ❖ Presiding over the meetings of the Authority
- ❖ Exercise and discharge such administrative powers and functions

Admit a Complaint

- ⦿ Admit a complaint (Accept) filled by aggrieved person
- ⦿ “Person” shall include the association of allottees or any voluntary consumer association registered under any law for the time being in force.

Functions of Authority

- ◉ To Register and Regulate
- ◉ Publish and maintain a website of records, for public viewing
- ◉ Maintain a database, on its website, for public viewing
- ◉ Enter the names and photographs of promoters and real estate agent as defaulters
- ◉ Standard fees
- ◉ Ensure compliance of the obligations

Promotion of Real Estate Sector

- The growth and promotion of a healthy, transparent, efficient and competitive real estate sector
- Make recommendations to the appropriate Government of the competent authority
- Protection of Interest
- Creation of a single window system
- Creation of a transparent and robust grievance redressal mechanism

Promotion of Real Estate Sector

- ◉ Facilitate digitization of land records
- ◉ Conclusive property titles with title guarantee
- ◉ Encourage investment in the real estate sector
- ◉ Standardization
- ◉ Grading of projects
- ◉ Facilitate amicable conciliation of disputes

Advocacy and Awareness Measures

- The receipt of such a reference from The appropriate Government
- Within 60 Days
- It is not be binding upon the appropriate Government
- The promotion of advocacy, creating awareness and imparting training

Powers of Authority to call for information, conduct investigations

- Call upon such information or explanation in writing
- Powers as are vested in a civil court under the Code of Civil Procedure, 1908
- The discovery and production of books of account and other documents
- Summoning and enforcing the attendance of persons and examining them on oath
- Issuing commissions for the examination of witnesses or documents
- Power to issue interim orders

Powers and Function

- ◉ Powers of Authority to issue direction
- ◉ Powers of Authority regarding Penalty and Interests
- ◉ Powers to impose penalty or interest
- ◉ Guided by the principles of natural justice
- ◉ Make reference the Competition Commission of India
- ◉ Rectification of orders
- ◉ Recovery of interest or penalty or compensation and enforcement of order, etc.

Thanking You !!!

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