

Minutes of the Meeting with Real Estate Promoters convened on 04.03.2024 at 3.00 PM in the office of the Authority at New PWD Rest House, Civil Lines, Gurugram.

...

The meeting with Real Estate Promoters convened by the Authority was held on 04.03.2024 in the office of the Authority at New PWD Rest House, Civil Lines, Gurugram under the Chairmanship of Hon'ble Chairman of the Authority Sh. Arun Kumar, IAS (Retd) and in the presence of Hon'ble Member Sh. Vijay Kumar Goyal, Hon'ble Member Sh. Sanjeev Kumar Arora, Sh. Rajender Kumar, Adjudicating Officer. The Secretary, Registrar and Assistant Secretary of the Authority were also present at the meeting. The list of participants from NAREDCO and CREDAI is attached at **Annexure 1**.

To begin with the Hon'ble Chairman extended a very warm welcome to all the promoters and emphasized that they are one of the main stakeholders in the real estate sector and therefore for development and regulation of real estate, their cooperation is utmost. The purpose of the meeting was to engage with them to understand their issues and convey some of RERA Gurugram's concerns to them. The Chairman informed the promoter that RERA, Gurugram believes in highest standards of integrity and therefore, it has zero tolerance to corruption and anyone indulging in that, shall be dealt with sternly. He further pointed out that the hallmark of RERA Act is transparency and for us working in RERA, it is a matter of faith. We believe in complete transparency and open communication with all stakeholders particularly with the promoters. The Chairman informed the promoters that such meeting, where ideas shall be exchanged, incubated and set for implementation, shall happen every 3-4 months with the promoters.

The Hon'ble Chairman also mentioned that at times the promoters find it difficult to navigate RERA's legal requirements because of certain

complexities and therefore to support them RERA Gurugram will soon set up a Help Desk where trained RERA officials will help everyone in either filling a form or lodging a complaint or any of RERA filings. The Chairman further added that like Maharashtra RERA, a reconciliation/mediation forum is to be formed soon to reduce the case load on RERA, Gurugram and also to resolve certain cases through mutual understanding. The promoter and allottees shall be suitably represented in this forum and Member Sh. Vijay Kumar Goyal along with CREDAI/NAREDCO shall work out the formalities for the same in next one month.

The Chairman informed that RERA, Gurugram has started to take a serious look at filing of QPR's by the promoters and it is noted that about 20% of the promoters are not complying with RERA requirements as per the Real Estate (Regulation and Development) Act, 2016. As one of the demands raised by CREDAI relates to requesting that RERA should not insist on compliance of certain requirements and should deem the project completed when the Occupation Certificate is issued, the Chairman assured that RERA Gurugram will consider the request. Taking up the other demands of both the Associations, the Hon'ble Chairman said that it will be examined and appropriate action will be taken. As some of the demands were relating to the Department of Town and Country Planning for which the Chairman advised promoters to approach the concerned department. The Hon'ble Chairman pointed out that section 19 of the Act, 2016 lays down the rights and obligations of the allottees under which the allottee has certain obligation, which can be enforced by filing of complaint under section 31 of the Act, 2016.

About the execution proceedings, the Adjudicating Officer explained that already the Authority is issuing arrest warrants only in cases where arrest is the last remedy available to execute the orders of the Authority and

in every case a show cause notice has been duly issued by the Authority before issuing arrest warrant.

After this, a power point presentation was done by Hon'ble Member Sh. Vijay Kumar Goyal to sensitize the promoters to the provisions of the Act. The presentation covered registration of real estate projects, extension of real estate projects, functions and duties of promoters, norms for advertisement of real estate project in newspapers and other mediums as well as penalty provisions for non-compliance and malpractices and other provisions of the act pertaining to real estate projects and promoters.

Hon'ble Member Sh. Vijay Kumar Goyal stated that the three main pillars of the Real Estate (Regulation and Development) Act, 2016 are transparency, accountability and grievance redressal and to ensure that the Authority has been working tirelessly under the able guidance of the Hon'ble Chairman of the Authority.

Hon'ble Member Sh. Sanjeev Kumar Arora insisted upon the importance of compliances by the promoters i.e. timely submission of QPR with the authority and compliance of Section 4(2)(1)(D) of the Act.

The meeting ended with a vote of thanks to the Chair.

