

## REAL ESTATE REGULATION ACT (RERA), 2016: COMPENDIUM OF INSTANT REACTIONS IN LITERATURE AND MEDIA

S.A. Tupsakhare<sup>1</sup> and S.M. Khadilkar<sup>2</sup>

<sup>1</sup>Arunodaya University, Arunchal Pradesh

<sup>2</sup>KITs Institute of Management Education and Research (KITs) IMER Kolhapur  
omsaisarthak@gmail.com<sup>1</sup>, khadilkarsm@rediffmail.com<sup>2</sup>

### ABSTRACT

*The demand for protecting the rights of the consumers in the Indian real estate market was long pending. Times of India (2018) quoting report of realty consultant Anarock has stated that “delayed projects have plunged the real estate industry into a lull with the Mumbai Metropolitan Region (MMR) and the National Capital Region (NCR) together accounting for stalled housing projects worth Rs 3.6 lakh crore, more than 78 per cent of the total delayed projects in the country in terms of value.” Delays in delivery, poor quality, false promises etc. are some of the teething problems faced by the Indian real estate consumers. Finally in 2016, the Government passed a law to address the issue. This review paper synthesizes recent literature on RERA on the basis of twenty literature items mainly published in 2017 to gauge the immediate reaction of researchers on the Act.*

**Keywords:** RERA, Real Estate, Buyers, Sellers.

### Introduction and methodology for the review

The literature on RERA is in its primitive stage. The Act was passed in 2016 and was given an extended scope in the year 2017. It is an interesting academic phase when researchers express their immediate and instant reaction to a new concept, regulation, or practice. This paper does a systematic literature review of twenty such literature items, mainly from 2017 that have studied RERA. The

literature review was structured to include the following columns:

1. Author and year
2. Title of the research
3. Critical points in the research and
4. The inferential conclusion from the research

A brief analysis was done based on the inferential conclusions of all the research studies to find out the overall theme from the review.

### The Structured Literature Review (SLR)

This section presents around twenty reviews in the structure stated earlier.

**Table 1: SLR of 20 literature items on RERA**

Sr. No.	Author	Title	Key Points	Conclusion
1	Ananthamurthy, (2016)	Impact Of RERA – The Real Estate (Regulation And Development Act), RERA 2017	At present, engineers are delaying their new dispatches to comprehend the effect of the RERA act	Apprehensions about the impact of RERA
2	Bhowmick, (2017)	Over 15,000 complaints lodged on UP-RERA site by day end	The RERA move combined with Goods and Services Tax execution is viewed as a positive move for the part	Positive impact of RERA
3	Business Standard (2018)	Indian Real Estate Market Size Expected To Touch \$180 Billion By 2020	31,475 Real Estate Projects and 24,000 Real Estate Agents have been registered under RERA across the country	Registrations under RERA are shaping-up
4	Business Today, (2017)	What is RERA, and how will it benefit home buyers?	To build straightforwardness in regards to extend finishing status, it commands engineers to uncover the development status on the Authority site	Positive expectation about the impact of RERA

5	Dhawan, (2017)	RERA: Are on-going realty projects being covered under RERA in your state?	The individual will be at risk to reimburse the purchaser for the misfortune	Positive expectation about the impact of RERA
6	Economic Times (2018)	RERA remains a work in progress after one year: View	The implementation of RERA remains an issue as many states have not yet implemented it thoroughly, and most are even yet to appoint full-time regulators	Poor implementation of RERA
7	FE Online, (2017)	5 ways RERA will impact developers	Consequently, these charges will be passed on to the purchaser as expanded floor covering region cost	Negative expectation about the impact of RERA
8	Financial Express (2018)	Changing trends in real estate post-policy reforms	The real estate sector has become more structured and accountable after implementing various policy reforms, like RERA and GST.	Positive expectation about the impact of RERA
9	Ghosh, (2016)	RERA takes effect; to address homebuyers grievances	RERA requires all states in India to set up an Appellate Tribunal to address homebuyers' complaints	Positive step in RERA
10	Hindustan Times (2018)	Post-RERA, new tech is helping builders speed up construction work	Post-RERA, new technology is assisting the builders speed up construction work.	Positive impact of RERA
11	Housing.com (2018)	One year of RERA: What home buyers and builders feel about this revolutionary Act	Summarized the real estate industry's performance during the one-year post-implementation of RERA as under - There have been fewer project launches, and the focus has been on execution.	Apprehensions about the impact of RERA
12	IBEF (2018)	Indian Real Estate Industry Report	Real estate sector in India is expected to reach a market size of US\$ 1 trillion by 2030 from US\$ 120 billion in 2017 and contribute 13 percent of the country's GDP by 2025. Retail, hospitality, and commercial real estate are also growing significantly, providing the much-needed infrastructure for India's growing needs.	Positive broad real estate market outlook
13	Jha, (2017)	Haryana's RERA bill not in our favor: Gurgaon homebuyers	In Haryana, purchasers have grumbled that they are avoided from RERA on the off chance that they have officially moved into the property	Apprehensions about the impact of RERA
14	Kaushal, (2017)	RERA comes into effect: Here's what it means for homebuyers	The designers who still has under development undertakings may confront trouble due to RERA	Negative impact of RERA
15	Loyalie.com (2018)	RERA comes into effect: Here's what it means for homebuyers	Post-RERA, the real estate sector, is witnessing a prominent boost in housing demand and sales through lower interest rates and stable property prices.	Positive impact of RERA
16	Mammen, (2017)	Buyers Fear RERA May Delay Ongoing Projects	Another worry for these engineers is whether they will get the endorsements on schedule or not	Negative impact of RERA

17	Mehta, (2016)	How RERA, GST will impact the real estate sector and home buyers	Any undertaking with more than eight flats or a size of more than 500 sq. mt. is required to be enlisted under RERA	Positive step in RERA
18	Reddy, (2017)	Real Estate Regulations & Development Act (RERA)	A five-year concurrence binds them with the purchaser for quality affirmation	Positive step in RERA
19	Sapam, (2017)	RERA may put most brokers out of work	Referring to issues of the absence of confidence in manufacturers and absence of advantages for operators under RERA, numerous specialists will close shop	Negative impact of RERA
20	Sharma, (2017)	How will RERA impact real estate agents?	Property specialists or representatives exploited planned homebuyers by misguiding them about the nature of development and finishing	Positive impact of RERA

### Analysis and conclusion

Most of the writers have expressed optimism about RERA. There is an optimistic view that has been widely taken. At the same time, there are a few negative opinions as well. For instance, “Consequently these charges will be passed on to the purchaser as expanded floor covering region cost” is a negative opinion expressed in the Financial Express (2017). Interestingly some views have roped in technology as an enabler to ensure development in the infrastructure domain. “Post-RERA, new tech is helping builders speed up construction work,” which has been

said in the Hindustan Times (2018). The fear factor is also seen. “Referring to issues of the absence of confidence on manufacturers and absence of advantages for operators under RERA, numerous specialists will close shop” is an apprehension expressed in a study by Sapam (2017). However, these negatives are far lesser in numbers than a robust positive opinion about RERA from all the stakeholders. It can be expected that the real estate sector will be well regulated in the years to come, and both the buyers and sellers will get value for their money and products.

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