

RERA registration soon to be mandatory for registry of flats

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PATNA: Builders in Bihar, already facing the heat from the real estate regulatory authority (RERA), have more trouble in store as the state's registration department is all set to bring a new rule restricting registration of such flats in apartments, which are not registered with the real estate regulatory body.

The new ruling, likely to be effective after cabinet approval, is expected to have far reaching implications in the real estate sector. One, it would make builders more accountable as they would not be able to sell flats unless their projects are registered with RERA.

Second, the flat owners buying new property would have to be more cautious in verifying the credentials of builders as otherwise they may end up at a loss because projects not cleared by RERA would not be registered. It means, the flat owner would not get legal status of his property due to the builder's fault.

Officials said the registration department has already sent the proposal for bringing new rules to the urban development department (UDD) for concurrence and subsequently, the matter would be put up before the cabinet for approval. Principal secretary, UDD, Chaitanya Prasad said the UDD was studying the matter and would give a favourable order soon.

"This is a good suggestion and it will safeguard the rights of the consumers after the formation of RERA. We will soon inform about our stand to the registration department," Prasad said.

Incidentally, the new rules would not cover old projects or those having started before the formation of RERA in Bihar in

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- Flat owners buying property in non-RERA project would not be able to register their property
- Registration dept has sent proposal for concurrence to urban development department; once approved, it would be put before the cabinet for nod
- A notification would be issued instructing all officials concerned to stop registration of flats in apartments not approved by RERA
- Apartments that have come up before formation of RERA this April, however, would not be affected by the new ruling.

"PEOPLE BUYING NEW PROPERTY HAVE TO BE MORE CAUTIOUS IN VERIFYING BUILDERS' CREDENTIALS, OR THEY MAY END UP AT A LOSS AS PROJECTS NOT CLEARED BY RERA WILL NOT BE REGISTERED"

April this year. "Flat owners of old projects or apartments having not registered their property would not be affected by this new ruling. Only those ongoing projects or new projects that were taken up after formation of RERA would be covered," said a senior officer of registration department, in know of the matter.

IG registration Aditya Kumar Das too confirmed that the matter was under consideration.

RERA chairman Afzal Amanullah said the authority had sent a letter to registration department a month back requesting that flats in projects not registered with RERA should not be registered as it was a violation of the RERA rules.

"It is good that registration

department and urban development department have taken up the matter seriously and working on it. Once the new ruling comes, it would act as a big deterrent for builders not conforming to RERA rules and also safeguard the interests of the property buyers," Amanullah said.

So far, around 450 builders have applied for RERA registration number for their projects of which around 100 have been registered. Officials said that June 30 was the extended date for all builders operating in the state to get RERA registration number. "Now, when the deadline has expired, those taking the RERA registration number would have to pay heavy late fee," Amanullah said.