

Registration hopes dim for pre-RERA flats

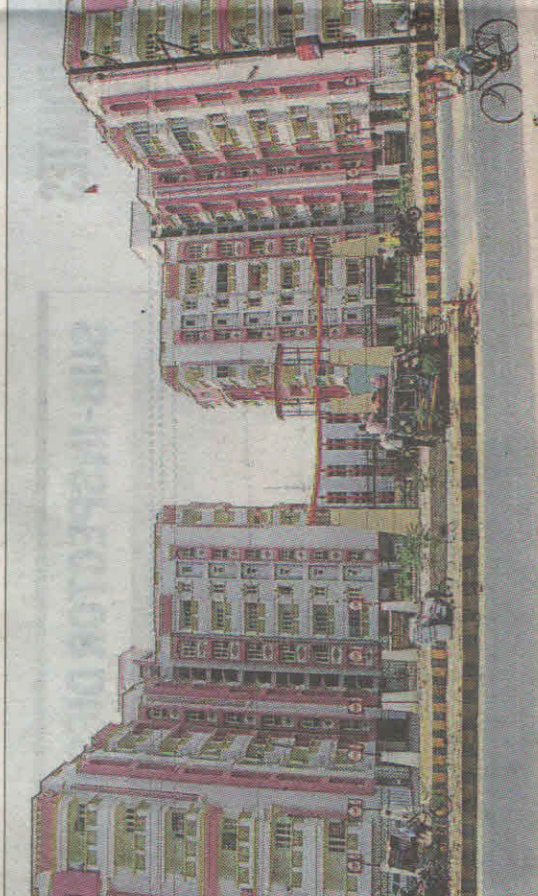
ON SHAKY GROUND State's urban development dept turns down proposal for relaxing norms for projects without completion certificates before the law kicked in

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PATNA: Relief to flat owners in Patna and other adjoining districts, who had not registered their flats for lack of completion certificates for their buildings before the implementation of RERA (Real Estate Regulatory Authority) Act in 2017 looks distant now as the state's urban development department (UDD) seems not in a mood to relax the rules to allow the registration of such properties.

The UDD recently rejected RERA's and state registration department's proposal that registration of flats in apartments having no completion/ occupancy certificates could be allowed in case any flat in the said building has been registered previously, prior to May 1, 2017, when RERA Act came into existence in Bihar.

The RERA, Bihar, and registration department had mooted the proposal to ease the hardship being faced by hundreds of flats owners in Patna and other cities in Bihar in registering their properties as the builders of such properties had not obtained completion/ occupancy certificates



Over years, Patna has seen a rise in the number of housing societies. SANTOSH KUMAR/RHT PHOTO

A large number of flats facing registration problems belong to builders and owners of the land where apartments have come up. They had deferred registration of their properties with an aim to sell them at a premium, hoping there would be a price escalation over the years.

UDD principal secretary

REALTY CHECK

Registration of projects yet to pick up in nearly two years since RERA came into effect on May 1, 2017



LOSS OF REVENUE

Total target for 2018-19 Revenue realised till Feb 2019



When a rule was not in practice, the government is bound to give relaxation so that innocent customers could benefit. Due to technical hitches in registration of flats, hundreds of flat owners are being denied the title of their property," he said.

Manikant said builders in general were not in a mood to get a RERA registration for projects completed 10-15 years ago to show it as 'ongoing project' because of

A LARGE NUMBER OF FLATS FACING REGISTRATION PROBLEMS BELONG TO BUILDERS AND OWNERS OF THE LAND WHERE APARTMENTS HAVE COME UP

"We had suggested that UDD and registration department should sort out the issue. RERA has written four letters to the UDD and the registration department. In majority of cases, completion certificates have not been procured or issued and both the parties, the authority passing the plans and the builders, are to be blamed for it," Amanullah said.

On the UDD's decision of turning down the RERA's suggestion, Amanullah said the UDD had taken into consideration just one letter of RERA to arrive at a correct conclusion that completion certificates are mandatory as per law. "This, in any case, was not in dispute. What we now expect is that the issue of registration of flats completed before May 2017

RERA seeks Rs 5 lakh to Rs 10 lakh as penalty for old projects having no completion certificate. Will any builder dish out the money from his own pocket? At the end, buyers who have bought property in such property are proving to be ultimate losers," he said. Bihar RERA chairman Afzal Amanullah said the issue of giving relaxation in the registration process to flat owners staying in apartments is a