



RAJEEV CHANDRASEKHAR
MEMBER OF PARLIAMENT
RAJYA SABHA

Member of Standing Committee on Defence
Member of Consultative Committee on Defence
Member of Central Advisory Committee for the National Cadet Corps
Co-Chairman, Vigilance & Monitoring Committee, Bangalore Urban District
Vice Chairman, National Military Memorial Management Trust, Bangalore

1st July, 2016

Dear Shri Siddaramaiah avare,

Sub: Regarding appointment of an Officer as a Regulatory Authority by the State Government of Karnataka for the interim period under the Real Estate (Regulation and Development) Act, 2016.

Ref: Real Estate (Regulation and Development) Act, 2016.

As you are aware the Real Estate (Regulation and Development) Act, 2016 has been enacted by the Parliament and the same has received the assent of the Hon'ble President of India on 25th March 2016. Further, the Central Government has vide Notification dated 26th April, 2016 has appointed the 1st day of May 2016 as the date on which most of the provisions of the Real Estate (Regulation and Development) Act, 2016 have brought into force, including Section 20 of the Real Estate (Regulation and Development) Act, 2016 (in short referred to as "**Act**").

The Act has been enacted to establish the Real Estate Regulatory Authority for regulation and promotion of the real estate sector and to protect the interest of the consumers in the real estate sector amongst other objectives.

It is pertinent to note that, in terms of Section 20 of the Act, the State Government of Karnataka is required to establish an Authority to be known as the "Real Estate Regulatory Authority" within a period of one year from 1st May, 2016, to exercise the powers conferred on it and to perform the functions assigned to it under the Act. The third Proviso to the said Section 20 provides as follows:

"until the establishment of a Regulatory Authority under this section, the appropriate Government shall, by order, designate any Regulatory Authority or any officer preferably the Secretary of the department dealing with Housing, as the Regulatory Authority for the purposes under this Act".



The Act *inter-alia* aims to bring about much needed reform in the real estate sector i.e., to protect the interest of consumers in the real estate sector and to promote sale of plot, apartment or building in an efficient and transparent manner. In order to implement the same, it is necessary to designate any officer preferably the Secretary of the department dealing with Housing, as the Regulatory Authority for the purposes of the Act. Without such appointment, the provisions of the Act cannot be effectively implemented and enforced in the State of Karnataka. For the betterment of our citizens and in the interest of the consumers of the real estate sector, it is essential to designate an officer as the Regulatory Authority for the purposes of the Act.

In light of the above and Section 20 of the Act, I urge you to pass an appropriate order to appoint the Principal Secretary to the Department of Housing, Government of Karnataka, as the 'Regulatory Authority' for the purposes of the Act, as soon as possible, to ensure effective implementation of the provisions of the Act in the State of Karnataka. Any delay in such appointment would not only defeat the very essence of the Act but also render the Act toothless, and continue to have consumers suffer at the hands of law breaking real estate companies.

This letter is on behalf of lakhs of real estate consumers under this Act who will get justice in its early implementation.

Sincerely,

RAJEEV CHANDRASEKHAR

Shri Siddaramaiah
Hon'ble Chief Minister
Government of Karnataka
Vidhana Soudha, Bangalore

CC: **Shri K J George**, Hon'ble Minister for Bengaluru Development & Town
Planning, Vidhana Soudha, Bengaluru