

RERA wants SHOs, EOW to keep eye on building projects

REINING IN Move comes after RERA found some builders trying to show their projects as new ones to avoid late fee for registration or making false claims on their websites

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PATNA: In a bid to rein in errant builders and promoters, the Real Estate Regulatory Authority (RERA), Bihar, has proposed that station house officers (SHOs) keep an eye on building projects in their jurisdiction and ensure that the projects are registered with the regulatory body. The RERA has also proposed that the state's economic offences wing (EOW) monitor the websites of real estate firms.

The move comes after the regulatory authority found some builders trying to show their projects as new ones to avoid paying late fee for registration number or making false claims on their websites about being RERA compliant to woo customers.

"A large number of real estate firms have not invested much in their company and are selling



Many builders do not have proper approval for their projects. FILE

plots, apartments by making attractive webpages to attract customers. Most of them do not even have proper approval for their projects and are not RERA compliant," said Afzal Amanullah, chairman, RERA, Bihar.

"We have written to the chief secretary, home secretary and DGP to issue suitable directions to the SHOs so that real estate players trying to hoodwink the RERA by making false claims

could be taken to task," he said. "So far, 151 builders have got RERA numbers while applications have come for 544 projects. We are scrutinising the credentials of each project before granting RERA number," he said.

Amanullah said they had identified at least six builders whose projects - Prajapati complex, GokulDham, Pitambar complex, Sai Nav Kanti complex, Raj complex and Sai Nav Kranti complex

- were claimed as new although they were launched a few years back. Six others projects - Saket Vihar, Kalpataru, Janak Nandan apartment, Ram Heritage and MH City - were also shown as new ones, but a physical verification showed the projects to be running for some time, said RB Sinha, member, RERA. "All these builders have paid late fee for registration number," he added.

The officials, however, said builders should get better facilities for clearance of building maps, completion certificates and other approvals.

"RERA is keen on checking wrong practices in real estate sector and wants builders/promoters to display their RERA number at the site of construction for transparency. We have also asked the builders to get the accounts of their projects audited by September 30 and submit it to RERA," said Sinha.