

Chapter V - Real Estate Regulatory Authority

Map Authority establishment, registration decisions, complaints, investigation, directions, recovery and regulation-making.

Chapter in 2 Minutes

- Identify the legal trigger, responsible actor and evidence relevant to RERA authority.
- Read the Act with all effective Rules, regulations, notifications, directions, guidelines and forum procedure as at the event date.
- Separate substantive obligation, operational workflow, filing or reporting, enforcement consequence, remedy, appeal and limitation.
- Maintain a reproducible source pack, decision memo, approval trail and transaction-level evidence.
- Apply connected company, contract, tax, accounting, data, competition, consumer, insolvency and sector-law overlays independently.

Provision / instrument map

Provision	Subject / control
S. 20	Regulatory Authority - official section title to be read from the current Act
S. 21	Regulatory Authority - official section title to be read from the current Act
S. 22	Regulatory Authority - official section title to be read from the current Act
S. 23	Regulatory Authority - official section title to be read from the current Act
S. 24	Regulatory Authority - official section title to be read from the current Act
S. 25	Regulatory Authority - official section title to be read from the current Act
S. 26	Regulatory Authority - official section title to be read from the current Act
S. 27	Regulatory Authority - official section title to be read from the current Act
S. 28	Regulatory Authority - official section title to be read from the current Act
S. 29	Regulatory Authority - official section title to be read from the current Act
S. 30	Regulatory Authority - official section title to be read from the current Act
S. 31	Filing of complaints
S. 32	Regulatory Authority - official section title to be read from the current Act
S. 33	Regulatory Authority - official section title to be read from the current Act
S. 34	Functions of Authority
S. 35	Powers of Authority to call for information and investigation
S. 36	Power to issue interim orders
S. 37	Power to issue directions
S. 38	Powers of Authority
S. 39	Regulatory Authority - official section title to be read from the current Act
S. 40	Recovery of interest, penalty and compensation

Implementation and practical application

A business decision raises RERA authority. The team should freeze the relevant chronology, identify every actor and legal relationship, map the current provision and delegated instrument, preserve system and communication evidence, quantify exposure, and choose cure, filing, response, settlement or litigation only after checking jurisdiction and limitation.

Control checklist

Classify facts and role; capture current source; map approvals and evidence; calculate threshold/time/exposure; implement system gate; preserve filing and delivery proof; verify forum and limitation.

Cross-law overlays

Contract, company/LLP, tax/accounting, data/cyber, consumer, competition, MSMED, RERA, FEMA, IBC, sector law and evidence rules must be applied separately.

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