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# RERA In Trouble? Why Supreme Court Warned It Can Be Shut Down

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## What Happened

The Supreme Court of India made a strong remark that the RERA (Real Estate Regulatory Authority) might be shut down if it does not protect homebuyers as intended.

## Why the Court Is Angry

The court said RERA has failed to do anything meaningful beyond helping defaulting builders rather than safeguarding homebuyers' interests.

It suggested that if the authority only benefits builders and not buyers, it defeats the purpose of the law.

## Which Case Was Being Heard

These remarks were made while the Supreme Court was hearing a case involving the Himachal Pradesh RERA.

## What the Law Was Meant To Do

### The RERA Act, 2016 was created to:

Regulate and promote the real estate sector

Make property sales efficient and transparent

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Protect the interests of homebuyers

Provide a speedy dispute resolution system and appeal process for buyers.

### **Criticism of RERA's Functioning**

#### **Homebuyers and courts have noted problems like:**

Delays in resolving cases

Weak enforcement of orders

Lack of transparency in some states

Regulators sometimes fail to publish annual performance reports.

Many complain that while RERA can issue orders, it sometimes lacks power to fully enforce them.

### **What the Court Said Could Happen**

The Supreme Court did not formally abolish RERA but warned that if it continues to fail, its existence might be reconsidered or even ended.

### **Why This Matters**

The remarks highlight serious concerns about how RERA functions across states.

It may push the government and regulators to fix gaps, improve performance, and ensure the law effectively protects homebuyers

### **Important Terms Explained**

**RERA:** A regulatory authority set up under the Real Estate (Regulation and Development) Act, 2016, to protect real estate consumers.

**Defaulting Builder:** A developer who fails to deliver promised homes on time or violates sale agreements.

**Dispute Resolution:** A process where complaints between buyers and developers are quickly settled.