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# **THE FUTURE OF RERA: SUGGESTED AMENDMENTS TO STRENGTHEN TRANSPARENCY, ACCOUNTABILITY, AND CONSUMER CONFIDENCE**

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## **ABSTRACT**

The Real Estate (Regulation and Development) Act, 2016 (RERA) has been a paradigm change in the way the real estate sector is governed in India. It brought in mandatory disclosures, regulation of promoter conduct, and specialized dispute resolution forums accessible to homebuyers. The legislation has been instrumental in improving transparency and consumer trust in the market. However, certain structural and operational limitations continue to hinder its effectiveness. Problems such as variable implementation from state to state, slow adjudication, promoters who are non-compliant with little fear of sanction, poor digitalization, and low levels of accountability point to a necessity for a consolidated “RERA 2.0” framework which would be stronger in these respects. The article performs an in-depth assessment of the present deficiencies of the regulatory environment and suggests the most relevant changes to invigorate not only the transparency but also the accountability and the enforcement power of the regulator. It considers such reforms as real-time project monitoring by geo-tagging, uniform disclosure standards, linking RERA portals with financial and land record systems, heavy sanctions on fund diversion and fake practices, and speedy resolution of disputes by fast-track tribunals to name a few.

Moreover, the abstract points to the importance of a universal national appellate mechanism as well as enhanced regulatory oversight in ensuring the same standards across all states. By specifying the steps to be taken in the near future, the paper suggests that a reformed RERA could serve as a sturdy, tech-savvy, and investor-friendly regulatory framework capable of genuinely protecting homebuyers and at the same time, facilitating the sustainable development of the Indian real estate sector.

**Introduction: Need for Strengthening RERA 2.0**

The Real Estate (Regulation and Development) Act, 2016 (RERA) was introduced as a landmark legislation to liberalize the real estate sector in India which was largely unregulated. Prior to the law, buyers of flats and real estate were suffering from problems like delayed possession, diversion of funds, fake advertisements and the lack of any grievance redressal mechanisms. RERA sought to solve these inefficiencies through compulsory project registration, voluntary financial management, disclosure of information and the setting up of regulatory bodies and appellate tribunals.

The law in question has certainly changed the sector over the past few years, bringing a certain amount of discipline, enhancing consumer rights and improving the standardization of practices. Nevertheless, the real estate market still has structural gaps and implementation problems which are the main reasons why the full objectives of RERA have not yet been realized. These new issues provide a basis to discuss the necessity for RERA 2.0 with more power.

One of the major problems is the uneven implementation of RERA in different states. The Act requires the setting up of state authorities but the freedom granted to states in making rules has led to significant differences in enforcement, transparency levels, penalties and disclosure requirements. A state like Maharashtra (MahaRERA) has turned out to be a department of efficient administration with a well, functioning online system and strict mechanisms for enforcing compliance. On the other hand, some states have weakened certain provisions, including those relating to the continuation of projects and penalty clauses, thus lessening the consumer, protection aspect of the law. These differences go against the uniformity set out by the Parliament and create an unequal regulatory environment in which the rights and remedies of homebuyers differ greatly from one state to another. For RERA to serve as a stable national framework, it has to undergo structural changes that make state rules more in line with the central law.

Besides this, a major problem that comes out of the situation is there are not enough enforcement mechanisms to back up the Act. Authorities are allowed to impose penalties, take away registrations, and direct compensation by the Act, but the follow, up on these powers is very few. Most of the orders issued by RERA Authorities and Appellate Tribunals are far from being implemented due to a lack of mechanisms for follow, up, difficulties in cooperating with

local administrative bodies, and the scanty power to seize properties or force compliance. The space that exists between adjudication and enforcement is a reason for homebuyers' distrust. They feel that the remedies that are just on paper are not always real relief which they can actually experience. So, it is very important to equip enforcement with different tools and set up a simplified execution framework that would be very helpful in implementing the Act.

The requirement for quicker and more effective dispute resolution also shows the need for reform, oriented RERA 2.0. Even though the law speaks of a 60, 90 day period in which complaints should be adjudicated, in reality, most authorities are overwhelmed with cases, suffer from administrative limitations, and lack of trained judicial officers. The delay in holding hearings and differing standards of adjudication from one state to another slow down resolving issues effectively. Besides that, the problem of jurisdiction overlaps among RERA, consumer courts, and civil courts causing forum, shopping and prolonged litigation. Therefore, an improved version of the law should put more emphasis on empowering the adjudicatory bodies and increasing their number of staff as well as on standardizing decision, making.

One of the central points of RERA is still not fully realized in practice, namely, transparency. Developers are obliged to post all project, related information including approvals, financial statements, and construction progress. However, there are states where these obligations are not enforced strictly. There, the information may be old, incomplete, or presented in a manner that is not user, friendly for a common homebuyer. Besides that, at present, RERA does not provide for live updates nor does it require that third parties verify disclosures, thus giving a chance to some promoters to cheat. With the help of modern technology, the implementation of some features like progress updates with geographical tags, escrow account auditing, and integration with land and financial databases can greatly facilitate transparency thus taking the legislation at par with the best practices worldwide.

Fund diversion and financial discipline are another significant issues that continue to challenge the regulators. RERA provides for promoters to deposit 70% of the project funds in an escrow account but due to loopholes in compliance monitoring and the absence of cross, verification, misappropriation is still going on. In a great number of cases, the dispute is about the misuse of buyer advances for the purpose of different projects which is actually the main reason for the delay as well as insolvency risks. The strengthening of financial supervision within RERA by means of uniform banking protocols, more stringent audit requirements, and data sharing

between different agencies is the only way to ensure that the escrow mechanism works as intended.

Moreover, the growing complexity of real estate deals, the emergence of digital property platforms, and the participation of foreign investors call for a modern and technologically flexible regulatory framework. Although the present RERA is a progressive one, it does not offer solutions for the rise of new issues such as fractional ownership models, PropTech intermediaries, online advertisements, and cross, border financing structures. A forward, looking RERA 2.0 should be able to regulate the new market realities without falling behind in homebuyer protections.

To sum up, despite the fact that RERA has come a long way in improving the Indian real estate ecosystem, the existence of enduring structural, operational, and enforcement, related issues points towards the necessity of a stronger, more uniform, and technologically advanced regulatory framework. The second edition of RERA should aim at coordinating the implementation at the state level, making the process more transparent, ensuring rigorous enforcement, enhancing the functioning of dispute resolution bodies, and also addressing the emerging digital and financial risks. Only through such wide, ranging reforms will RERA be able to approach the realization of its earliest goals, protecting homebuyers, promoting transparency and, above all, creating a sector that is fair, accountable, and trustworthy.

### **Enhancing Transparency Through Stronger Disclosure and Digital Integration**

Transparency is the core of any functional regulatory framework in real estate sector and the Real Estate (Regulation and Development) Act, 2016 (RERA) was established exactly to improve the situation of information asymmetry that has been going on for the past few decades and has been making the life of homebuyers difficult. The Act prescribes several disclosures, like approved plans, project timelines, financial details, quarterly updates, and promoter credentials, but the actual execution of these procedures is different in various states.

The reforms of the next generation must be deeply rooted in technology and should be able to eliminate manipulations of information, increase investor trust, and reduce the number of disputes at their origin, if India's real estate market is to remain digitized and investment, driven. One of the most serious problems presently is the disparity in the type, extent, and quality of the information that promoters provide on state RERA portals. In every state, a

separate disclosure format has been created which leads to changes in the level of the information that buyers get.

Future amendments should standardize disclosure templates at the national level as a mandatory requirement that would ensure uniform reporting of project approvals, land titles, encumbrances, contractor details, audit of escrow accounts, fund flow statements, litigation history, and possession, linked progress charts. This harmonized format would guarantee that buyers from Maharashtra, Delhi, Uttar Pradesh, or Tamil Nadu get equally detailed and verifiable data, thus, providing the constitutional mandate of equality and consumer protection under Articles 14 and 19(1)(g).

Moreover, the provision for RERA quarterly progress reporting can be further strengthened by introducing geo, tagged photographic evidence, drone surveillance data, and automated monitoring technologies, to name a few, which are presently used in infrastructure oversight by NHAI and Smart Cities missions. Through the use of satellite, linked updates, buyers will not be dependent on the promoters' self, reported claims and thus, it will get rid of misrepresentation. This technology, supported verification can also be helpful for local authorities in spotting differences between the approved plan and actual construction thus, allowing them to take timely action.

Furthermore, digital integration is very important for reform as well. At the moment, RERA portals serve only as separate sources of information, however, a future legislative amendment should require them to be interoperable with other government departments' databases. If RERA data are connected with land records (Bhoomi, Dharani, etc.), municipal approval systems, the GST network, the Ministry of Corporate Affairs (MCA21), and banks managing the 70% escrow account, it would be a compliance ecosystem that is complete. This kind of integration will make it possible to automatically verify whether the land title provided is real, whether the GST payments are in line with the construction work, and whether the funds taken out of the escrow account are for the certified project milestones.

Moreover, it would be very helpful to the consumers if the annual escrow audits carried out by chartered accountants were made public as they would allow them to know for sure if their money is being used only for the registered project. Similarly, RERA portals should provide real, time monitoring of project delays, litigation status, promoter track records, order compliance, and cancellation or extension approvals granted under Section 6. Such data would

allow buyers to make decisions on the basis of risk while, at the same time, it would be possible for regulators, policymakers, and investors to identify the trends that are systemic.

Creating a National Real Estate Information System (NREIS), a centralised digital database that gathers information from all state RERA portals might be another way to increase the digital transparency. This platform can be used as a unified national repository for online project comparisons, cross, state promoter histories, and pan, India compliance ratings. It would also be of great help to homebuyers that are looking to invest in projects outside their home states and need reliable, standardised data. Furthermore, the use of blockchain technology for the production of title records, approvals, and Agreements for Sale can help to a great extent in cutting down forgery, tampering, and fraud.

At the consumer interface level, RERA portals are obliged to transform from being mere static information boards to becoming interactive, easy, to, use platforms through which buyers can track complaints, get automated milestone alerts, file grievances online, and get AI, generated compliance summaries of their projects. Along with this, future amendments can also stipulate that promoters have to upload short videos in which they explain in simple terms the key project commitments, risks, and timelines, a common practice in international real estate governance.

In the end, promoters are not the only ones who should be transparent to the public but also regulatory authorities. RERA bodies are expected to present their annual performance reports, enforcement actions details, complaint disposal timelines, reasons for adjournments, and compliance rates of their orders to the public. This, in turn, would increase public confidence in them and make sure that regulators are accountable under the principles of natural justice.

In short, the future of RERA is in placing transparency not only via legal disclosures but also through a technologically interconnected, real, time, and data, driven monitoring system. These changes would take India closer to a well, developed regulatory system where the trustworthiness of information, digital accountability, and public accessibility are the main factors that help to build consumer confidence and a transparent real estate ecosystem.

### **Strengthening Accountability of Promoters, Agents, and Authorities**

The Real Estate (Regulation and Development) Act, 2016 was implemented with the main purpose of facilitating transparency, protecting homebuyers, and ensuring the real estate

sector's overall accountability. Though the Act has significantly transformed the regulatory environment, there are still a lot of issues raised about the degree and uniformity of the responsibility of promoters, real estate agents, and even the regulatory authorities towards the regulatory authorities. It is vital to work on these accountability mechanisms if we want to see RERA turn into a strong, reliable, deterrent regulatory regime.

### **Accountability of Promoters: Closing Loopholes and Enhancing Deterrence**

Promoters are basically the ones who are in charge of the project responsible for its planning, execution, and the real estate project's completion. Even if RERA sets up some rules, for example, registration of the project, taking care of the escrow fund, making disclosures in time, and following the approved plan, it seems like the authorities' energy to execute these rules is not on the same level in all of the states. There are plenty of cases where promoters have figured out ways to cheat the loopholes by falsely reporting their progress, misusing funds, providing incorrect delivery schedules, or delaying handing over keys without giving an adequate reason.

To make promoters more accountable, changes to the law would need to include the introduction of harsher punitive measures against those who refuse to comply, particularly in the case of recidivists. Currently, the penalties that are announced on paper are quite hefty but often they do not really deter because the execution is not consistent. The legislation should set up a tiered penalty system that increases the severity of the fine depending on the seriousness and the recurrence of the offense. Besides that, criminal liability should be invoked in case of intentional diversion of homebuyer funds, faking of documents, or purposely hiding material facts. Such actions cause consumer trust to crumble and, therefore, should be considered not only as regulatory breaches but also as economic crimes.

Moreover, by requiring third, party audits of project accounts and progress reports, the government can be more accountable. These reviews have to be published on the state RERA portals so that everyone can see them. The implementation of geo, tagged photos, drone monitoring, and regular physical inspections by engineers appointed by RERA will ensure that there is little scope left for fabricated disclosures. Promoters, on the other hand, are also obliged to keep a record of their past compliance, which should be made available to the public for the purpose of buyer's education.

## **Accountability of Real Estate Agents: Professional Standards and Ethical Compliance**

Real estate agents have a very important role in influencing the consumer's decision, making. The importance of agents is recognized by RERA which makes registration mandatory for them. However, there are very few restrictions governing the behavior of agents. Most of the agents still go on with their activities giving false promises, hiding project risks, and not abiding by the professional standards.

First of all, in order to establish accountability, the law needs to provide a code of conduct that specifies the responsibilities of the agents regarding truthful representations, fair marketing, and due diligence of project approvals. breach of this code should be subjected to rigorous punishments that registration revocation, blacklisting, and monetary fines may be among the included ones. Furthermore, every agent is required to attend a training program and achieve a certificate that assumes the knowledge of the legal framework and professional duties.

RERA portals should equally publish an agent's history of compliance with a focus on complaints, penalties, and disciplinary actions. This will not only be a transparent rating system but also a source of motivation for the performance of ethical conduct and a way of discouraging malpractice. Besides that, agents should be compelled to keep in writing all the statements that they made to buyers so that there will be no falsification of records leading to conflicts which is the most common scenario of disputes.

## **Accountability of Regulatory Authorities: Ensuring Transparent and Efficient Governance**

While most discussion revolves around promoters and agents, the point of RERA Authorities Accountability, in fact, lies at the same level of importance as the former ones. The performance and management of many state RERAs are not up to the mark due to inefficiencies, delays in adjudication, few personnel, and also enforcement that is not consistent. These structural problems make the life of the Act easier and, at the same time, consumer confidence is lowered.

So, it is time for changes to the laws to require that complaints must be resolved within a limited time, ideally within the legal period of 60, 90 days. There should be yearly independent evaluations of RERA Authorities' effectiveness in that they should be based on different

aspects such as adjudication timelines, enforcement actions, compliance monitoring, and grievance redressal efficiency. The government of a state that is unable to achieve the set goals will be subjected to a corrective action plan of a central authority.

Another major reform consisted in the introduction of the accountability of the adjudicating officers (AOs) and the members of the Appellate Tribunal responsible for making decisions. The postponement of decisions does not only make homebuyers angry but also gives defaulters more courage. A measurable performance system, together with clear disciplinary measures for negligence or repeated delays, is necessary to guarantee procedural efficiency.

Besides that, to cut down on discretion and ensure sameness, RERA Authorities in different states should follow standard operating protocols when issuing project approvals, carrying out inspections, imposing penalties, and settling disputes. This could be further supported by the creation of a National RERA Council which would be responsible for rule standardization, monitoring state performance, and advising on policy reforms.

### **Towards a Culture of Compliance**

The task of enhancing the accountability of the promoters, agents, and regulators cannot be accomplished only by law changes; it is necessary to have a cultural shift as well, especially concerning transparency and professional responsibility. This can be achieved via public disclosure, data, driven monitoring, and unfailing enforcement. Once accountability becomes stringent and predictable, the real estate community automatically moves towards compliance which, in turn, increases the trustworthiness and effectiveness of RERA.

### **Improving Consumer Protection and Speedy Dispute Resolution**

The Real Estate (Regulation and Development) Act, 2016 was established primarily to bring transparency, accountability, and consumer protection to the real estate sector. RERA's dispute resolution mechanism, however, remains problematic in terms of speed, uniformity, and effectiveness, notwithstanding its revolutionary potential. To elevate consumer protection and expedite adjudication, changes in the law as well as reforms at the institutional level are necessary to bring RERA in line with global regulatory best practices.

One of the major issues is the variation in the timeframe for the resolution of disputes. Even though RERA stipulates that complaints should be resolved within 60 days, many authorities

are regularly exceeding this limit as they suffer from lack of staff, increased number of cases, and delays in procedures. The Act should address this issue by providing for a fast, track dispute resolution mechanism as well as segregation of urgent and time, sensitive cases like possession delays, refund claims, and fraudulent disclosures. These fast, track hearings should operate under simplified rules and rely on documentary evidence and electronic submissions thereby cutting down on the number of in, person hearings. Moreover, hiring full, time adjudicating officers (AOs) with relevant training in real estate law, consumer protection, and alternative dispute resolution (ADR) would be a substantial step towards reducing the backlog of cases.

Another major reform that is crucial for the successful implementation of the law is the creation of a National Real Estate Appellate Tribunal (NREAT) that will coordinate the judicial interpretations across states. At present, State Appellate Tribunals differ in their rulings on issues like interest rates, standards for compensation, and promoter liability. This inconsistency erodes legal certainty and diminishes consumer trust. A singular appeal system modeled after NCLAT will help to standardize the doctrinal framework and ensure that homebuyers in any part of India get the same level of remedies regardless of the jurisdiction. Besides, it would lessen the load on the High Courts which are frequently approached for writ petitions against RERA orders.

A significant drawback of the current setup is the absence of collective redressal mechanisms. Homebuyers often face similar problems with the same project, delayed possession, non, completion of amenities, or diverted funds. But the existing RERA processes stipulate that each allottee must file a separate complaint, resulting in repeated litigations and different resolutions. If RERA is changed to allow the inclusion of class, action, like remedies where associations or groups of buyers can submit one joint complaint, it will bring about efficiency, lower costs, and raise those buyers' negotiating power against dishonest promoters. This move is in line with worldwide consumer protection strategies and would be a major step in the direction of homebuyers' empowerment as a single entity.

Besides that, to protect consumers until the resolution of the case, RERA should provide for interim relief as one of its powers. Quite a few homebuyers are on the verge of suffering harms like cancellation of allotment, coercive demands for extra payments, or non, disclosure of project status. Giving AOs and RERA Authorities the power by law to issue interim orders such as restraining promoters from selling units, ordering status quo on construction quality,

or freezing escrow accounts will help in stopping irreversible harm and securing the subject matter of the case. These are the powers that are extremely important for the realization of justice, not just a final court decision.

Enforcement has been, and still is, a big problem in consumer protection. After favourable orders, homebuyers find it difficult to get refunds or possession due to promoters' non-compliance. To make these orders more effective, RERA should have provisions for automatic penalty triggers if the promoters do not comply within the specified timelines. Furthermore, the authorities should be allowed to take certain actions such as attaching properties, seizing bank accounts, revoking registration, and appointing project administrators if the promoters are disobeying the orders. The above, mentioned steps will in fact constitute deterrence and thereby prevent developers from escaping liabilities through procedural tactics or financial restructuring.

Moreover, digitalization can play a bigger role in speeding up the resolution of disputes. The creation of a national single online platform that facilitates e, complaints, virtual hearings, electronic evidence submission, and case progress tracking in real, time will be instrumental in shortening the time for resolution. Features like AI, driven document scrutiny and geo, tagged construction reports can offer impartial and prompt evidence to adjudicating officers. This, in turn, will enable them to arrive at their decisions faster. Linking RERA portals with GSTN, land records, banks, and the Ministry of Corporate Affairs will not only help the authorities but also promote transparency in terms of promoter finances, thereby easing the detection of fund diversion and the assessment of compensation with better accuracy.

Another area where consumer protection can be reinforced is alternative dispute resolution (ADR). Although RERA concentrates on quasi, judicial mechanisms, the use of mediation and conciliation centres, particularly mandatory pre, litigation mediation for certain disputes, can provide quicker and mutually agreeable solutions. This system, which has worked well in commercial and consumer disputes, can alleviate the workload of RERA authorities and at the same time preserve fairness.

Finally, boosting consumer awareness is also of utmost importance. There are lots of homebuyers who do not know about their rights under RERA, the remedies available to them, or disclosures of the project. Obligatory awareness programs, standardized buyer education modules, and the regular publication of promoter performance ratings will be the tools to

empower consumers with the knowledge they need to make informed decisions and to discourage exploitative practices in the real estate market.

To sum up, enhancing consumer protection and ensuring quick dispute resolution under RERA are the result of an all, encompassing combination of measures such as amendment of laws, institutional strengthening, technological integration, and unified appellate oversight. RERA can achieve its core objective of providing a transparent, accountable, and consumer, centric real estate regulatory ecosystem in India by embracing fast, track procedures, giving the green light to collective actions, securing interim relief, and beefing up enforcement.

### **Conclusion: Towards a Robust, Uniform, and Trustworthy Real Estate Regulatory Framework**

The Real Estate (Regulation and Development) Act, 2016 came into existence with a game, changing vision: to introduce transparency, accountability, and discipline that were sorely lacking in this sector which had been characterized by opaque deals, delayed projects, and a great imbalance of bargaining power between homebuyers and developers for a very long time. RERA has, in fact, redefined the real estate scenario through the various measures it has put in place, such as regulating disclosures and fund utilization, and providing legal remedies. However, the experiences of numerous homebuyers, the irregular functioning of state authorities, and enforcement gaps are some of the factors that indicate that the existing framework needs a stronger reform approach that is still ahead of its time.

The future of RERA should essentially be about getting rid of the gaps, upgrading the compliance system with the help of technology, and providing the same level of protection to everyone regardless of the area. Only in this way can RERA be transformed from a regulatory statute into a comprehensive, trust, enhancing governance framework for the Indian real estate ecosystem.

A major reform concern is the setting up of a uniform, harmonised regulatory model that would apply to all the states. Although RERA is a central law, its implementation has varied greatly due to different characteristics of state rules like strictness, disclosure practices, and enforcement speed. Maharashtra, for example, has become a benchmark with its efficient online systems and high standards of compliance while a number of other states are grappling with unoccupied authority positions, inconsistent orders, or obsolete online portals. This

irregularity influences the trust of homebuyers and results in developers' unintentional regulatory arbitrage. A "One Nation, One RERA" structure that is based on central minimum standards, interoperability between state portals, and periodic central audits, among other factors, can guarantee that the protections envisaged in the Act are not weakened by state, level discretion. Achieving such uniformity is vital for creating trust across the country and lessening systemic unpredictability.

Moreover, the next stage of RERA calls for an extension and fusion of technology with the goal of making transparency verifiable rather than just relying on developer declarations. It is quite possible to drastically decrease the information imbalance through means such as the compulsory geo, tagging of project progress, drone, based monitoring, online service of escrow utilization certificates, and API integration with land records, GST filings, bank accounts, and corporate registries. The purpose of digital instruments should not only be to disclose information but also to facilitate the automatic implementation of regulations and the identification of financial irregularities at their initial levels. With the help of AI, powered risk agendas and real, time dashboards accessible to the public, RERA Authorities may turn into proactive overseers rather than reactive adjudicators. The buyers will not only be protected from the occurrence of illegal activities but will also be given the power of receiving reliable, current, and independent data verified by third parties on project health.

Another reform issue that is equally important is raising the level of institutional accountability and enforcement capability. Although RERA calls for the adjudication to be done on time, many Authorities have to deal with significant backlogs which is the reason that the adjudication process is slow and homebuyers, who are already in financial difficulties, are the ones who suffer most. Future designs must provide for features such as fast, track benches, more tightly defined statutory timelines, compulsory publication of performance reports, and the presence of regulatory officers' non, compliance consequences. Changes to the penalty scheme for developers to the extent that it becomes truly deterrent are as equally important as these issues. The diversion of funds, fraudulent advertising, or chronic non, completion should be punishable by criminal sanctions as well as financial penalties. To protect homebuyers from being left at a loss and to regain a bit of continuity, the introduction of a system whereby government, appointed administrators temporarily take over projects in the case of serious defaults is one way to do this.

In terms of consumer protection, the next stage of RERA should be aimed at comprehending the inherent weaknesses of individual homebuyers structurally when confronted by big developers with deep pockets. Permission for collective remedies, class, action style complaints, and interim injunctive relief will enormously improve consumer access to justice. Moreover, a National Appellate RERA can be a guarantee of uniformity in interpretation across states and can avert that contradictory jurisprudence which leads to unpredictability. A unified grievance, redressal workflow from Authority to Appellate Tribunal to National Authority will not only make the adjudicatory ecosystem more efficient but will also enhance the trust in the system's fairness and speed.

Ultimately, RERA's future is about turning it into a regulatory institution that is centred on people, is transparent, and focuses on results, rather than just being a mechanism for ensuring compliance. Refurbishing RERA should be driven by the realization that the real estate industry is significantly intertwined with household savings, the overall economic growth, and social stability. Each and every delayed project means not only a monetary loss but also an emotional and psychological suffering of those families who decide to invest their lifetime earnings. As such, the legislative and institutional agenda has to give priority to elements like predictability, accountability, and clear, cut remedies.

In case these suggested reforms get the green light, uniform standards, technological integration, stronger enforcement, and consumer, centric adjudication, RERA will be able to transform into a global benchmark for real estate governance. A RERA that is ready for the future will be a plus for investor confidence, will lower the chances of disputes, fraudulent activities, and will facilitate sustainable development in India's rapidly growing urban areas. To put it simply, the strengthening of RERA is not just another legal reform but a societal imperative for the establishment of a resilient, transparent, and fair real estate ecosystem in years to come.

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