



ANNUAL REPORT

FINANCIAL YEAR 2021-2022

REAL ESTATE REGULATORY
AUTHORITY
MIZORAM

ANNUAL REPORT

FINANCIAL YEAR 2021-2022

REAL ESTATE REGULATORY AUTHORITY – MIZORAM

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1. EXECUTIVE SUMMARY

This Annual Report for the financial year 2021-22 provides an overview of the functioning, activities and achievements of the Real Estate Regulatory Authority, Mizoram during the financial year 2021-22. The report has been prepared in accordance with Section 78 of the Real Estate (Regulation & Development) Act, 2016 read with rule 39 of the Mizoram Real Estate (Regulation & Development) Rules, 2019.

It contains information regarding registration of real estate projects and real estate agents during the year. This information has been displayed in Form-'P' as mandated by Rule 39. Form 'O' contains the financial statements of the Authority. The report also includes the programmed of work for the coming financial year 2022-23.

The statement on complaints discloses the status of complaints received, disposed of and pending at the end of the period under report. Likewise, a gist of important cases decided during the year has been incorporated in the report. There is a separate return revealing the status of proceedings initiated under Section 59 of the Act. Besides, the report mentions about the steps taken by the Authority to promote compliance of the provisions of the Act, Rules and Regulations.

The report also depicts a clear picture of the services available on the web portal of the Authority. Further, important issues taken up with the Govt, have been enumerated in Chapter 9 titled 'Key Highlights'.

2. INTRODUCTION

The Real Estate (Regulation and Development) Act, 2016 was passed by the Parliament of India in March 2016. Subsequently, some Sections of the Act came into force with effect from 1st May 2016, while the remaining ones came into force with effect from 1st May, 2017.

The Act calls for the setting up of a Real Estate Regulatory Authority (RERA) in every State and Union Territory for regulation and promotion of the real estate sector. The Act mandates the Authority to establish an adjudicating mechanism for speedy redressal of disputes arising out of the sale/purchase of real estate in the State. The RERA has to ensure sale of plots, apartments or buildings in an efficient and transparent manner and to protect the interest of buyers.

This Act ensures greater accountability towards buyers and transparency in the interest of developers. Besides, it promotes an environment of trust and integrity in the real estate sector.

Apart from new projects launched after its commencement, the Act also makes it mandatory for all ongoing real estate projects that had not received Completion Certificates prior to May 1, 2017 to be registered with the Real Estate Regulatory Authority before advertising, marketing, booking, selling or inviting people to buy any plot, apartment or building in any project in the State.

3. REAL ESTATE REGULATORY AUTHORITY, MIZORAM

The Mizoram Government notified the Real Estate (Regulation and Development) Rules, 2019 on 15th March, 2019 vide notification No. B13017/80/2016-UD&PA.

The Real Estate Regulatory Authority was constituted by the Government of Mizoram vide No.B.13017/80/2019-UD&PA dated 15th October, 2019. The Authority, comprising of a chairperson and four Members including Member Secretary, took over the responsibilities as an interim Authority formed under the Urban Development & Poverty Alleviation Department, Govt. of Mizoram.

4. OBJECTIVES OF THE ACT:

- Help create a transparent, efficient and competitive real estate sector.
- Ensure sale of plots and apartments in a transparent manner
- Protect interests of buyers and real estate developers.
- Provide mechanism for speedy dispute redressal.
- Maintain a website with details of all real estate projects and registered agents.
- Provide online facility for registration of projects, real estate agents and filling of complaints.
- Create awareness among stakeholders about the Act

5. SERVICES OFFERED BY THE RERA MIZORAM

Promoters

Under the Real Estate (Regulation and Development) Act 2016, promoters shall have to register all commercial and residential real estate projects with RERA, Mizoram. No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case maybe, in any real estate project or part of it, without registering the real estate project with RERA Mizoram. They shall also need to provide the quarterly updates to Authority from time to time.

The key facilities being provided to promoters are as follows:

- Registration of Real Estate Projects
- Provision for online uploading of quarterly updates for each project.
- Extension of registration of Real Estate Projects
- Services like uploading revised layout plans, revised inventory details, change in designated bank account, revised/duplicate registration certificate, change in business address/contact details etc.

Real Estate Agents

Under the Real Estate (Regulation and Development) Act 2016, all real estate agents shall have to register with RERA Mizoram before facilitating any sale. Promoters while applying for registration of their projects will have to provide the names of registered real

estate agents who would be facilitating the sale of units in the said project. The registration is valid for five years and can be renewed thereafter.

The key facilities being provided to real estate agents are as follows:

- Registration of real estate agents
- Renewal of registration of real estate agents

Allottees

Under the Real Estate (Regulation and Development) Act 2016, allottees are provided the following services:

- Filing of complaints
- Online Access to details on Registered Projects and agents

6. RULES & REGULATIONS GOVERNING RERA MIZORAM

The Mizoram Real Estate (Regulations & Development) Rules, 2019, were notified on 15th March, 2019 to carry out the purposes of the Act. These rules govern the working of the Authority. They also inter alia prescribe the forms and procedure for applying for registration (of both projects and real estate agents); the renewal thereof; the terms and conditions of appointment of the Chairpersons, Members and staff of the RERA Authority, the Real Estate Appellate Tribunal and the Adjudicating Officer; the procedure for dealing with complaints etc.

In addition, the Government of Mizoram has framed the following Notification:

- i.) The Real Estate Regulatory Authority was constituted by the Government of Mizoram notification vide No.B.13017/80/2019-UD&PA dated 15th October, 2019.

-
- ii.) The composition of Real Estate Regulation Authority is re-notified vide No. B.13017/80/2019-UD&PA dated 27th August, 2021 by the State Government.
 - iii.) In order to a smooth functioning of RERA under one-roof, the composition of Real Estate Regulation Authority is re-notified vide No. B.13017/80/2019-UD&PA dated 6th January, 2022 by the State Government in the following manner:
 - a) Director, UD&PA Department Chairperson/Chairman.
 - b) Member Secretary: Joint Director (Plan), UD&PA Department.
 - c) Members: Deputy Secretary, UD&PA Department, Joint Director (TCP), UD&PA Department & Deputy Director (Plan), UD&PA Department.

7. RERA MANAGEMENT

RERA Mizoram is a in Adhoc stage and it is a body with perpetual succession and a common seal. It has a Chairperson, Member Secretary and three other Members appointed by the Government of Mizoram.

H. Lianzela, Chairperson

Mr. H. Lianzela is a serving 1998-batch Mizoram Civil Services officer. He has served at various important positions in Government of Mizoram. Currently he is the Director of UD&PA Department, Government of Mizoram.



HVL Zarzoenga, Member Secretary

Mr. HVL Zarzoenga, joined as Assistant Town Planner in Local Administration Department in 1988, when Urban Development & Poverty Alleviation Department was created in 2006, he joined UD&PA as Deputy Director (Plan). He is currently serving as Joint Director (Plan) in UD&PA Department. He got Master of City Planning (MCP) degree from IIT (Kharagpur).



Chuauhuna, Member

Mr. Chuauhuna is a serving 2004-batch Mizoram Civil Services officer. He has served at various important positions in Government of Mizoram. Currently he is posted as Deputy Secretary of UD&PA Department, Government of Mizoram.



ZoduaailovaZote, Member

Mr. Zoduaailova Zote, joined the services as Surveyor – I in the Town & Country Planning, UD&PA Department in 1988. He was promoted to Assistant Director in 1998. In 2006 he was promoted to Deputy Director. He was currently serving as Joint Director, TCP, UD&PA Department.



Andrew Lalhruaia, Member

Mr. Andrew Lalhruaia joined the service as Assistant Town & Country Planner in 2001 in the Local Administration Department. When UD&PA Department was created in 2006, he joined UD&PA Department and he was currently serving as Deputy Director (Plan) in the Department.



P. Singthanga (District and Session Judge Rtd.), Adjudicating Officer (Vide notification No. B.13017/80/2016-UD&PA Dated 21.02.2020).

8. PROPOSED STRUCTURE OF THE AUTHORITY

The Authority may be having four functional branches, each headed by a manager, to deal with various aspects of its day-to-day working.

These are:

8.1 Legal Branch:

The primary function of this branch may be having systematic handling of complaints received under Section 31 of the Act, and also the Suo-moto notices issued by the Authority for violation of various provisions of the Act. It shall deal with such matters at all stages from the initial filing, issue of notices, monitoring of daily hearings, preservation of record and issuing certified copies of orders. It also deals with execution applications for implementing the Authority's

orders. Matters before the Real Estate Appellate Tribunal, High Court as well as Supreme Court of India shall also be handled by this branch.

8.2 Administration and IT:

This branch may be dealing with the receipt and evaluation of applications received for registration of projects and real estate agents, and the issue of registration certificates. Renewal and extension of registration shall also be handled here. The branch shall also be responsible for the enforcement functions of the Authority.

The IT wing is responsible for the smooth functioning and maintenance and updating of the Authority's web portal.

8.3 Finance and Accounts:

This branch may be assisting in the evaluation of the applications for registration of the projects, monitors the receipt of the registration fees and other dues of the Authority, and also follows up the recovery of deficit fees and penalty imposed by the Authority. It shall also be responsible for monitoring compliance of various obligations cast upon promoters under the Act; for maintaining the accounts of the Authority; and for preparing the annual statement of accounts. The branch shall also ensure taxation related compliances of the Authority.

8.4 Public Relations:

This branch may be handling the media and publicity functions of the Authority and is responsible for the printing of various reports and documents of the Authority. The Manager also acted as the Public Information Officer of the Authority under the RTI Act.

9. KEY HIGHLIGHTS OF THE YEAR

9.1 Registration of Projects:

A total of **NIL** project was registered during the year, raising the total number of such projects to **NIL** by the end of the year. NIL registration was due to the societal set up of Mizoram, where house is being built by the Owner/ Self instead of engagement of promoter/ builder.

Details of the projects registered can be seen in Form-P towards the end of the report.

9.2 Registration of Real Estate Agents:

A total of **NIL** real estate agents was registered during the year, raising the number of total registered estate agents to **N I L**. Details of the agents registered can be seen in Form-P towards the end of the report.

9.3 Complaints under Section 31 of the Act:

Section 31 of the Act provides that any aggrieved person may file a complaint with the Authority (in Form M) or the Adjudicating Officer (in Form N), as the case may be, for any violation or contravention of the provisions of the Act or Rules and Regulations made there under against any promoter, allottee or real estate agent.

During the year under report, **NIL** complaint had been received and **NIL** complains was pending. It is due to the absence of ongoing as well as completed Projects.

9.4 Enforcement:

NIL notice was issued to promoters for violation of various provisions of the Act and **NIL** penalty was imposed in a **NIL** number of cases.

9.5 Advocacy and Awareness:

NIL number of advocacy and awareness was held during the year under report.

10. PROGRAMMES FOR THE YEAR 2022-23:

The activities mentioned hereunder would be undertaken during the coming year to make functioning of the Authority more effective and public friendly:

-
1. The Real Estate (Regulation & Development) Act, 2016 and section 16 of the Rules mandated that every Authority shall operationalize a web based online system for submitting applications for Registration of projects within a period of one year from the date of its establishment. In compliance, the website for RERA may be made operational during the year 2022-23.
 2. Annual Report to be published and laid on RERA website and Legislative Assembly respectively is needed to prepare.
 3. Proposal for establishment of permanent and qualified Chairman and Members in the Authority.
 4. Proposal of awareness on RERA Act and Rules through social media, FM Radio, capacity building, etc.
 5. To expedite the constitution of Appellate Tribunal as per Section 43 of the Act.

Form – 'P'

I. Return on registration of Promoters and Real Estate Agents

(A) In relation to Promoters:

Sl.No.	Promoter Name	Promoter address		Project Name	Project Type	Registration Number	Registration Number Issue Date	Valid up to Date	Registration Fees (Rs.)	Project Total Area (In Sqr. Mtrs.)
1	NIL	NIL		NIL	NIL	NIL	NIL	NIL	NIL	NIL

(B). In relation to Real Estate Agents:

Sl.No.	Agent Name	Business Place	Registration Fee (INR)	RERA Number	Issue Date	Valid up to Date
1	NIL	NIL	NIL	NIL	NIL	NIL

II. Return on number of cases filed before the Regulatory Authority and the Adjudicating Officer for settlement of disputes and adjudicated upon.

Under Form – M

Sl. No.	No. of complaints received	No. of complaints decided	No. of complaints pending
NIL	NIL	NIL	NIL

Form – N

Sl. No.	No. of complaints received	No. of complaints decided	No. of complaints pending
NIL	NIL	NIL	NIL

III. Statement on the periodical survey conducted by the Regulatory Authority to monitor the compliance of the provisions of the Promoters, Allottees and Real Estate Agent

Sl.No.	Survey conducted during the year with details	Observation of the Authority	Remedial steps taken
NIL	NIL	NIL	NIL

IV. Statement on steps taken to mitigate any non-compliance of the Act, Rules, Regulations made there under by the Promoters, Allottees and Real Estate Agents.

Sl.No.	Subject	Steps Taken	Result Achieved
NIL	NIL	NIL	NIL

V. Statement on penalty imposed by the Regulatory Authority/Adjudicating Officer for contraventions of the Act and directions of the Regulatory Authority and Adjudicating Officer.

Sl.No.	Name of Promoter	Project Name	Date of order	Penalty Amount (Rs.)
NIL	NIL	NIL	NIL	NIL

Form – 'O'
Annual Statement of Accounts
REAL ESTATE REGULATORY AUTHORITY, MIZORAM

Amount (Rs.)

A/C Code	Liabilities	Sch	Current year as on	Previous year as on	A/C Code	Assets	Sch	Current year as on	Previous year as on
	Funds Capital account Add Excess of Income over Expenditure Other Funds Reserve Loans Government Other Current Liabilities and Provisions		NIL	NIL		Fixed Assets Gross Block at Cost Less Cumulative Depreciation Net Block Capital Work-in-Progress Investments and Deposits Investments Deposits with Banks (Fixed Deposits) Loans and Advances Advance Rent to C.T.P. Mizoram Sundry Debtors Cash and Bank Balance Other Current Assets		NIL	NIL
	Total		NIL	NIL		Total		NIL	NIL

Dy. Director (Accs)

Chairperson
 & Director
 UD&PA, Deptt.

Member Secretary
 Jt. Director (Plan)
 UD&PA, Deptt.

Member
 Dy. Secretary
 UD&PA, Deptt.

Member
 Jt. Director (TCP)
 UD&PA, Deptt.

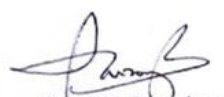
Member
 Dy. Director (Plan)
 UD&PA, Deptt.

REAL ESTATE REGULATORY AUTHORITY, MIZORAM

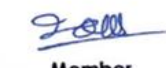
Income and Expenditure Account for the year ended 31.03.2022 Amount (Rs.)


A/C Code	Expenditure	Sch	Current year as on	Previous year as on	A/c Code	Income	Sch	Current year as on	Previous year as on
	To Chairpersons and Members To Pay and Allowances To Other Benefits To Travelling Expenses To Overseas To Domestic To Officers To Pay and Allowances To Retirement Benefits To Other Benefits To Travelling Expenses To Staff To Pay and Allowances To retirement Benefits To other Benefits To Travelling Expenses To Overseas To Domestic To Hire of Conveyance To Wages To Overtime To Honorarium To Other Office expenses To Expenditure of Research To Consultation Expenses To Seminars and Conferences To Publications of RERA To Rent and Taxes To Interest on Loans To Membership Fee To Subscription To Others: To Leave Salary and Pension Contribution To Audit Fee To Miscellaneous To Depreciation To Loss on Sale of Assets To Bad Debts written off To Provision for Bad and Doubtful Debts To Excess of Income over Expenditure Transfer to Capital Fund Account		NIL	NIL		By Fee, Charges and Fines: By Fee By Charges By Fines By Others By Grants: By Account with Government BY Others By Gifts By Seminars and Conferences By Sale of Publications By Income on Investments and Deposits: By Income on Investments By Income on Deposits By Interest on Loan & Advances By Miscellaneous Income By Gains of Sales of Assets By Excess of Expenditure over Income By (Transfer to Capital Fund Account) By Miscellaneous		NIL	NIL
	Total		NIL	NIL		Total		NIL	NIL


Chairperson
 & Director
 UD&PA, Deptt.


Member Secretary
 Jt. Director (Plan)
 UD&PA, Deptt.


Member
 Dy. Secretary
 UD&PA, Deptt.


Member
 Jt. Director (TCP)
 UD&PA, Deptt.


Member
 Dy. Director (Plan)
 UD&PA, Deptt.

REAL ESTATE REGULATORY AUTHORITY, MIZORAM
Receipt and Payment Account for the year ended 31.03.2022

Amount (Rs.)


A/C Code	Receipt	Sch	Current year as on	Previous year as on	A/c Code	Income	Sch	Current year as on	Previous year as on
	To Balance Brought down: To Bank To Cash To Fee, Charges and Fines: To Fee To Charges To Fines To Others, Penalties from Promoter To Grants: To Account with Government To Others To Gifts To Seminars and Conferences To Sale of Publications To Income on Investments and Deposits: To Income on Investments To Income on Deposits To Loans: To Government To Others To Sale of Assets To Sale of Investments/maturity of FDR'S To Recovery from Pay Bills		NIL	NIL		By Chairpersons and Members By Pay and Allowances By Other Benefits By Travelling Expenses By Overseas By Domestic By Officers: By Pay and Allowances By Retirement Benefits By Other Benefits By Travelling Expenses By Overseas By Domestic By Staff: By Pay and Allowances By Retirement Benefits By other Benefits By Travelling Expenses By Overseas BY Domestic By Hire of Conveyance By Wages By Overtime By Honorarium By Other Office expenses By Expenditure of Research By Consultation Expenses By Seminars and Conferences By Publications of Authority By Rent and Taxes By Interest on Loans By Promotional Expenses By Membership Fee By Subscription By Purchase of Fixed Assets By Investments and Deposits: By Investments By Deposits (FDR) By Security Deposit By Loans and Advances to : By Employees: By Bearing Interest By Non-Bearing Interest By Suppliers/Contractors By Others By Repayment of Loan By Others: By Leave Salary and Pension By Contribution By Audit Fee By Miscellaneous By Penalties from Promoter By Balance Carried Down: By Bank By Cash in Hand		NIL	NIL
	Total		NIL	NIL		Total		NIL	NIL


 Chairperson
 & Director
 UD&PA, Dept.


 Member Secretary
 J. Director (Plan)
 UD&PA, Dept.


 Member
 Dy. Secretary
 UD&PA, Dept.


 Member
 J. Director (TC)
 UD&PA, Dept.


 Member
 J. Director (Plan)
 UD&PA, Dept.

Status of Applications under Right to Information Act, 2005

Sl. No.	Status of Applications	No. of applications
1.	NIL	NIL