



Gujarat Real Estate Regulatory Authority

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No: GujRERA/**Order-38**

Date-25<sup>th</sup> June 2020

**Subject: Delegation of Power for the Quasi-Judicial proceedings**

**Pre-ambble**

Government of India has enacted the Real Estate (Regulation and Development) Act 2016. Under the Act, Government of Gujarat has established Gujarat Real Estate Regulatory Authority for regulation and promotion of real estate sector in the State of Gujarat.

The key components of Gujarat RERA are, Real Estate Projects Registration, Real Estate Agents Registration, Regulatory Activity, Complaints Redressal and providing recommendations to the Gujarat Government on matters relating to the development & promotion of real estate sector.

As provided in Section 81 of RERA Act,

*“Authority may, by general or special order in writing, delegate to any member, officer of the Authority or any other person subject to such conditions, if any, as may be specified in the order, such of its powers and functions under this Act (except the power to make regulations under Section 85, as it may deem necessary.”*

Whereas, for the protection of interest of stakeholders, Authority undertakes the Quasi-judicial proceedings such as redressal of Complaints about the disputes between the real estate promoter and allottees, Regulatory Actions contemplated under Section-3, Section-4, Section-11 (2) non-compliance of periodical returns, etc.

Whereas, to address the need of timely disposal of complaints, the Authority has decided to continue the services of Retired Senior Officer of All India Services having knowledge and experience of Quasi-Judicial proceedings for one year or until issuance of further Authority Order.

Whereas, Services may also be utilized for completing hearing and judgement in some cases, where he has been involved earlier and more than 2 (Two) hearings have already taken place, in the interest of continuity.

**ORDER-38**

As per the Section 81 of Gujarat Real Estate (Regulation and Development) Act 2016, the Authority hereby appoints Shri. P. K. Ghosh IAS (Retd.) and delegates power to undertake Quasi-Judicial proceedings, pertaining to complaints for projects registered with Gujarat RERA.

**CHAIRMAN**

**Dr. Amarjit Singh**

**Gujarat Real Estate Regulatory Authority**