



UP RERA Halts 400 Projects Over Missing Land Records

Why in News?

The [Uttar Pradesh Real Estate Regulatory Authority \(UP RERA\)](#) has suspended around **400** projects on its portal because the developers failed to upload necessary **land records, maps, or both**.

- **Many of these projects are located in the [National Capital Region \(NCR\)](#).**

Key Points

- **Reason for Action:** Despite repeated notices since 2018, many promoters did not comply with the requirement to upload these documents.
- **Objective:** The decision aims to protect allottees from **potential fraud** by ensuring they are aware of the status of these projects before investing.
- **Current Compliance:** Only **57 out of the 400 projects** have provided the necessary explanations or documents.
- **Future Steps:** Promoters are warned to upload the required documents promptly, or face strict punitive actions.

Real Estate (Regulation and Development) Act, 2016

The **Real Estate (Regulation and Development) Act, 2016** is an Act of the Parliament of India which seeks to protect home-buyers as well as help boost investments in the real estate industry.

- The Act came into force from 1 May 2016.
- **Objective:**
 - To establish the **Real Estate Regulatory Authority** for regulation and promotion of the **Real Estate sector**.
 - To ensure transparency in projects.
 - To protect the interest of consumers in the Real Estate Sector and to establish an adjudicating mechanism for speedy dispute redressal.
 - To provide proper information about the Builder.
 - Give advice to the government on how to develop and promote the real estate sector.