Ten years of RERA: homebuyers' FPCE writes to PM, Cabinet Secretary reviews demands

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16 November 2026: Ten years after the Real Estate (Regulation and Development) Act, 2016 (**RERA**), the homebuyers' forum **FPCE (Forum for People's Collective Efforts)** wrote to the Prime Minister on 26 October saying the law's objectives remain "far from being achieved". **Cabinet Secretary T.V. Somanathan** replied on 2 November assuring the suggestions would be "looked into", and on **12 November** Cabinet Secretariat officials met an FPCE delegation (president **Abhay Upadhyay**, Ratul Mazumder, Jai Pal Raheja).

FPCE's key demands

- **Shift the charge:** move homebuyer protection from the **Ministry of Housing and Urban Affairs (MoHUA) to the Consumer Affairs Department** - a ministry that promotes the real estate sector cannot also guard homebuyers (conflict of interest).
- **National appellate tribunal:** replace state RERA appellate tribunals with **one national tribunal** - "the same provision of a central Act is read differently from State to State"; an NCLAT/NGT-style forum would build one body of RERA law.
- **Statutory agreement for sale** - make it a binding statutory document.
- **Statutory exit right** for a homebuyer facing job loss or death of an earning family member.

- **Track record:** FPCE handed over a compilation of its representations since 2018 - "not one of them has been resolved".

RERA, 2016: exam context

- **Purpose:** transparency, accountability and homebuyer protection in real estate; state-level regulatory authorities and appellate tribunals (REAT).
- **Structural issue:** a central law with state-level execution - rules, fees and tribunal processes diverge; several regulators remain weak or interim.
- **GS-II angle:** the regulatory state, conflicts of interest, Centre-State coordination and citizen-centric reform.

Quiz: Test your knowledge

▶ Q1: Consider: 1. RERA is a central Act but regulators are created by states 2. It has a single national appellate tribunal 3. FPCE has suggested shifting homebuyer protection to the Consumer Affairs Department. Which are correct?
▶ Q2: In which year was RERA enacted?

Frequently Asked Questions (FAQ)

In short: On RERA's tenth anniversary, FPCE wrote to the PM; the Cabinet Secretary replied on 2 November and met its delegation on 12 November; demands - shift homebuyer protection from MoHUA to Consumer Affairs, a national appellate tribunal, statutory agreement for sale, and an exit right.

Question: What is FPCE's biggest demand?

Moving homebuyer protection from MoHUA to the Consumer Affairs Department - because MoHUA both promotes the sector and protects buyers, a conflict of interest.

Question: Why a national appellate tribunal?

The same provision of the central Act is interpreted differently across states; an NCLAT/NGT-style national forum would create a uniform body of RERA law.

Question: How did the government respond?

Cabinet Secretary T.V. Somanathan wrote on 2 November that the suggestions would be "looked into"; Cabinet Secretariat officials met the FPCE delegation on 12 November.

Sources:

- https://indianexpress.com/article/india/cabinet-secretary-looking-into-rera-amendment-suggestions-homebuyers-letter-narendra-modi-10964104/ (Indian Express, 15 November 2026)