

**Minutes of the 5<sup>th</sup> Meeting of the Central Advisory Council constituted under the provisions of the Real Estate (Regulation and Development) Act, 2016 [RERA] held on 4<sup>th</sup> September 2025 at 02:00 P.M.**

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The 5<sup>th</sup> meeting of the Central Advisory Council (CAC) constituted under the provisions of the Real Estate (Regulation and Development) Act, 2016 [RERA] was held in Hybrid mode on 4<sup>th</sup> September, 2025 under the chairmanship of Hon'ble Minister of Housing and Urban Affairs in Sankalp Bhawan, K.G. Marg, New Delhi. The list of participants is **Annexed**.

2. Welcoming all the participants to the Meeting, Shri Kuldip Narayan, Joint Secretary (Housing & HFA) highlighted the vital role of CAC in guiding the implementation of the Act and addressing emerging issues through policy dialogue and stakeholder consultations. He emphasized the need to assess the practical challenges on the ground, share success stories and collectively identify areas where further strengthening is needed.

3. Thereafter, the Secretary (HUA), after welcoming all the members, made a brief presentation before the Council. He highlighted that RERA has played a key role in regulating and promoting the sector by enhancing accountability & transparency, facilitating a fast-track grievance redressal mechanism, preventing fund diversion and ensuring timely delivery along with quality construction. He further apprised the council that as of 1<sup>st</sup> September 2025, all States/ UTs except Nagaland have notified Rules under RERA and established Real Estate Regulatory Authorities. More than 1.51 Lakh Projects and 1.06 Lakh Agents have been registered and more than 1.47 Lakh complaints have been disposed by the Real Estate Regulatory Authorities across the country. In this regard, the Hon'ble Chairperson directed that total number of cases that are being registered must also be maintained to ascertain the percentage of complaint disposal. Joint Secretary (Housing & HFA) replied the information regarding number of registered cases will also be sought from Regulatory Authorities.

Following this, Secretary (HUA) briefed the council about the previous CAC meetings and major decisions taken therein. He apprised the Council about key actions taken on various directions given in the PRAGATI Meeting such as the constitution of a team to assess challenges in project registration, onboarding of nodal officers from 29 States/UTs and 28 Regulatory Authorities on the Centralized Public Grievance Redress and Monitoring System (CPGRAMS) portal to address homebuyers' grievances, meetings with developers' associations to ensure effective implementation of RERA and circulation of RERA flyers to over 6.6 crore taxpayers.

Subsequently, he acknowledged some persisting issues such as misleading advertisements, stalled pre-RERA housing projects, non- implementation of RERA orders, delay in project registration etc. In this regard, he informed the Council about best practices of various RERAs. He stated that Conciliation Forums in Gujarat, Uttar Pradesh and Maharashtra are facilitating amicable dispute resolution. He added that Gujarat RERA has linked fund withdrawal to project data verification, UPRERA has set up a media team to curb misleading advertisements and MahaRERA, in collaboration with Advertising Standards Council (ASCI), is tracking unregistered project advertisements. He pointed out that TNRERA has circulated consolidated guidelines on advertising which should be looked into for adaptation by all Regulatory Authorities. He further mentioned that Gujarat RERA and UPRERA are actively following up on Recovery Certificates with Revenue Authorities for effective enforcement.

He further elaborated on the issue of Misleading Advertisements which deceive common people / middle- class homebuyers and undermine investor's confidence. He apprised the council that MoHUA has taken cognizance of the matter and has requested the States / RERA Authorities to take appropriate action and furnish report. He requested the Council to collectively work to resolve the matter. Thereafter, he briefed the members about the policy package formulated by State Government of Uttar Pradesh on the lines of Amitabh Kant Committee Report on Legacy Stalled Housing projects which has helped revival of stalled projects in Noida and Greater Noida and also requested other States to consider similar measures.

In conclusion, Secretary (HUA) stressed the importance of wider consultations, awareness and effective enforcement to further strengthen RERA. He highlighted focus areas such as clarity in definitions, preventing delays, reviving stalled projects, timely grievance redressal and compliance with orders. He stated that with joint efforts and CAC's guidance, RERA will become a stronger tool for transparency, accountability and growth. Subsequently, he requested Shri Tokhan Sahu, Hon'ble Minister of State (MoS), HUA to share his vision and guide the council through his address.

4. The Hon'ble MoS in his remarks stated that implementation of RERA has helped revive demand and support the growth of Real Estate Sector. He reaffirmed that the Government remains fully committed for ensuring the effective implementation of RERA in letter and spirit, with the paramount objective of safeguarding the interests of homebuyers. He informed the Council about the dedicated RERA portal which will be inaugurated to enhance transparency, cross-learning and stakeholder engagement. He expressed his confidence that with collective efforts and CAC's guidance, RERA will further strengthen as a tool for accountability and sustainable growth. Thereafter, he invited the Hon'ble Chairperson to share his insights to further enrich the deliberations.

5. Hon'ble Chairperson welcomed all the members to the 5<sup>th</sup> meeting of the CAC, highlighting it as an important gathering that brings together key stakeholders from across the Real Estate Sector to deliberate on critical issues and collectively contribute to the sector's transparent and sustainable development. He emphasized the significant role of the Real Estate Sector in contributing to the country's GDP. He informed the Council that the previous meeting of the Consultative Committee on MoHUA was focused on discussing the implementation of RERA wherein members shared valuable insights, raised key concerns and offered suggestions to enhance the effectiveness of the regulatory framework. He also informed the Council that RERA's functioning is being closely monitored by the Hon'ble Prime Minister, in the PRAGATI Meetings.

Hon'ble Chairperson stressed the need to review the rules being framed by States at Centre level to bring uniformity across States. He also suggested that the period of registration should not be expired until the projects are completed. He further underlined the need to strengthen mechanisms for effective implementation of RERA orders and stressed the importance of conducting stability audits of buildings before issuing completion certificate. He also highlighted the problem of withdrawals from escrow accounts being made without proper permissions and stressed the need to consider actions that could be taken against banks if such incidents happen. After addressing the issue of misleading advertisements, the Hon'ble Chairperson emphasized the importance of resolving the challenges builders face due to delays in obtaining approvals from local authorities.

Thereafter, Hon'ble Chairperson suggested studying global as well as State models to adopt best practices for further strengthening the framework and also raising awareness of RERA. Following this, he invited the members to share their views on each item on the agenda.

6. Shri Kekhrievor Kevichusa, Commissioner & Secretary, Urban Development Department, Government of Nagaland apprised the Council of the status of implementation of RERA in the State of Nagaland. He informed that RERA has not yet been implemented in Nagaland due to concerns about its potential implications on the constitutional provisions under Article 371-A. However, he clarified that the Committee of the Legislative Assembly of the State has recommended the Urban Development Department to constitute an inter-departmental committee to examine the applicability of RERA and propose suitable amendments to ensure it does not conflict with Article 371-A. He further stated that the said Committee has reviewed the provisions of RERA with appropriate amendments and that the matter is currently in the process of being submitted to the Legislative Assembly Committee. Thereafter, he assured that RERA will be adopted in the State of Nagaland in the near future.

7. In this context, Shri Kuldip Narayan informed the council that similar constitutional provisions exist in other North Eastern States as well such as Sikkim and Manipur, where the rules under RERA have been adopted in accordance with their specific requirements. Following this, Shri Narayan apprised the Council of the latest implementation status of RERA across the country and also informed that the Ministry is taking steps to seek data from other Regulatory Authorities for updating the unified RERA Portal, enabling Homebuyers to take informed decisions. Thereafter he invited other members of the Council to give their views with respect to implementation of RERA.

8. Shri Sanjay Dubey, Additional Chief Secretary, Housing and Urban Development, Govt. of Madhya Pradesh recommended that land cost should be excluded from the construction cost under RERA in cases where the developer already owns the land, to ensure adequate liquidity for construction purposes. Thereafter, he highlighted that, due to challenges related to land ownership, insurance companies are unwilling to provide land title insurance for RERA projects. Therefore, he suggested that Insurance Regulatory and Development Authority of India (IRDAI) may be requested to develop an appropriate instrument to address this gap, with the objective of protecting the interests of both individual homebuyers and developers. Following this, Shri Dubey suggested that State Advisory Councils, similar to Central Advisory Council should also be established to address issues at the State level.

9. Shri Abhay Upadhyay, President, Forum for People's Collective Efforts (FPCE) raised issues relating to non-uniformity of rules, misleading advertisements, non-updating of annual reports, problems in pre-registration, builders not adhering to approved layout plans & promised amenities, among other issues. Shri Upadhyay emphasized that mere disposal of cases is not sufficient. He stressed that it is essential to ensure that relief is actually provided to the complainant and that the orders are duly executed. Hon'ble Chairperson also seconded this suggestion and stated that the problem of non-implementation of RERA orders should be addressed. In this context, Joint Secretary (Housing & HFA) stated that this issue will be addressed at the time of amendment of the Act.

Shri Upadhyay also raised the issue that redevelopment projects are not covered under RERA and noted that such projects often involve a sale component. The Hon'ble Chairperson clarified that redevelopment projects are primarily carried out under state government schemes and do not involve a contractual system. Joint Secretary (Housing & HFA) further clarified that no state law can contradict RERA, and any redevelopment project with a sale component would fall under its purview. This view was supported by Shri Niraj Kumar, Joint Secretary, Department of Legal Affairs.

In conclusion, Shri Upadhyay suggested that conference of Homebuyers may also be organized so as to make awareness among Homebuyers. The Hon'ble Chairperson welcomed the suggestion and suggested that homebuyers associations should take initiative with the help of RWAs in conducting such conferences. Shri Upadhyay also informed the members that the Ministry should facilitate interactions with Real Estate Regulatory Authorities so that homebuyers can interact with them directly and their issues can be resolved promptly.

10. Shri Dipankar Kumar, New Era Flat Owners Welfare Association (NEFOWA) highlighted the issue of non implementation of Recovery Certificates issued by the Real Estate Regulatory Authorities, Stalled Housing Projects, non-uploading of Quarterly Progress Reports (QPRs), among other things. He further highlighted that some builders are not adhering to the rules and are collecting money outside the designated escrow account. He also raised the concern that when a subsidiary company developing a project becomes insolvent, the parent company remains legally unaffected, thereby adversely impacting the interests of homebuyers. Hon'ble Chairperson acknowledged this issue and stated that there should be clarity on where responsibility should lie. Thereafter, Shri Kumar raised the issue of project de-registration. He noted that some developers, despite having registered long ago, have neither started work nor complied with audit requirements. He stressed that it is essential to examine how such cases should be addressed under Section 8 of RERA.

11. Following this, Hon'ble Chairperson and Minister, HUA directed the discussion to the next agenda item, namely the action taken on the recommendations of the Amitabh Kant Committee report. He invited representatives of NOIDA and Greater NOIDA to brief the Council regarding the action taken in their State.

Shri Satish Pal, ACEO, NOIDA apprised the council that out of the 57 defaulting projects, 35 have paid 25% of the total liability and total number of 5,546 registries have also been made. He also apprised the council some builders have made partial payments and actions have been initiated against those builders who have not deposited any amount till date. Shri Dipankar Kumar, NEFOWA added that in NOIDA and Greater NOIDA, 75% of homebuyers have not received any relief under the Amitabh Kant Committee report. He stated that registries have only been executed to the extent of the amount deposited by the buyers. He further observed that the recommendations of the Amitabh Kant Committee have not been implemented in letter and spirit, and demanded stronger action against builders who have failed to make the required payments.

In this context, Shri Kuldip Narayan, Joint Secretary (Housing & HFA) apprised the members that as per the recommendations of Amitabh Kant Committee, if the builder pays 25% of the amount, the registry will be completed for

25% of the flat. As further payments are made, additional portions of the registry will follow. However, since some cases are currently under court jurisdiction, the matter has not yet been resolved.

The Hon'ble Chairperson suggested that the unsold units of a project be hypothecated to address the issue. The funds generated should be used to complete the project and provide relief to the homebuyers. In this context, Shri Dipankar added that in many cases, homebuyers have been given possession of their homes without Occupation Certificate and Completion Certificate. Shri Upadhyay apprised the members that the recommendations of Amitabh Kant Committee have not been implemented in many States. He suggested that if the recommendations of the Amitabh Kant Committee are implemented in letter and spirit across the country, it would provide significant relief to homebuyers.

12. Shri G Hari Babu, President, NAREDCO stated that issued of stalled projects have been reduced significantly post the enactment of RERA. However, he highlighted that several states have not yet implemented the Land Title Guarantee Act, resulting in the unavailability of insurance policies for land. He requested that all states implement the Act to ensure secure land titles and protect buyers. In this context, Shri Rakesh Kumar Goyal, Chairperson, Punjab Real Estate Regulatory Authority, highlighted that some builders start projects with very little capital and take large unsecured loans against the land, often without disclosing this to homebuyers. Unlike infrastructure projects, which require a minimum 20% capital before borrowing, real estate sector lacks such safeguards and therefore there may be a need to ensure greater financial stability in the sector.

Shri Gaurav Gupta, Secretary, CREDAI, stated that projects are launched only after all promoters have obtained the necessary approvals, including land ownership and environmental clearances. However, he highlighted that a major reason for project delays is the slow approval process by urban local bodies and suggested that these local bodies should also be made accountable to RERA. This concern was supported by Shri Anand J. Gupta, Chairperson of the Builders' Association of India, who noted delays in granting Completion and Occupancy Certificates, particularly by town planning offices in Maharashtra. The Hon'ble Chairperson observed that the local authorities should be made responsible at least for projects registered under RERA, to ensure effective implementation of the Act.

Thereafter, Shri Gupta also requested that the definition of "force majeure" be redefined, as construction is sometimes halted due to government orders, citing the example of pollution-related restrictions in Delhi. Hon'ble Chairperson also acknowledged it and stated this should not be treated as delay caused by builder.

Shri AK Singh, Additional Chief Secretary, Town and Country Planning Department, Govt. of Haryana stated that a meeting was held with developers'

associations and the Chief Secretary, Government of Haryana and provisions have been made to condone delays caused by GRAP orders. Thereafter, he highlighted that the 'removal of difficulties' clause in RERA was valid only for two years, yet practical challenges are now being faced. In Haryana, even *Haryana Shahari Vikas Pradhikaran* (HSVP) plot cases are being entertained by RERA, despite HSVP having its own statute and appeal mechanism. Therefore he requested the Ministry to intervene in this matter.

The Hon'ble Chairperson enquired whether government projects are also required to be registered under RERA. In this context, Shri Shiv Das Meena, Chairperson, Tamil Nadu Real Estate Regulatory Authority, informed that Section 3(2) of RERA specifies the categories of projects exempted from the Act, and all other projects are required to be registered under RERA. Shri Arun Kumar, Chairperson, Haryana Real Estate Regulatory Authority (Gurugram) informed that granting exemptions to State Development Authorities may exempt 30–40% of projects from RERA, while Shri A.K. Singh noted that in Haryana only about 20% would be outside the ambit of RERA. In this regard, Shri Upadhyay stressed that exempting government projects would not be in homebuyers' interests. The Hon'ble Chairperson concluded that Acts must be implemented harmoniously without conflicting rules.

13. Shri Rohit Raj Modi, Vice President, CREDAI stated that there should be no linkage between registration and termination of project. In this context, Shri Arun Kumar, Chairperson, Haryana RERA (Gurugram), stated that the time duration for project completion is declared by the promoter at the time of project registration. If the promoter fails to deliver the project within this timeframe, delay possession charges will be applicable. The Hon'ble Chairperson directed that a report should be obtained from all Real Estate Regulatory Authorities detailing the number of extensions granted to projects and the actions taken in cases where a project remains incomplete even after three extensions.

In this context, Shri Kuldip Narayan, Joint Secretary (Housing & HFA) stated that issues regarding the project timeline would not arise if the completion schedule declared by the promoter before the RERA Authority, the timeline mentioned in the brochure for handing over possession and the linked payment schedule are all aligned. Hon'ble Chairperson directed to take steps to bring harmonization in declared timelines.

Thereafter, Shri Modi raised the issue of non-uniformity in interpretation of rules under RERA across various states. Hon'ble Chairperson suggested for an amendment in the act which mandates that rules made by states under RERA shall be in consonance of the Act.

14. Shri Vinay Tyagraj, NAREDCO Karnataka, suggested that pre-RERA and post-RERA projects should be segregated in order to assess the effectiveness of RERA implementation. He emphasized that stalled pre-RERA projects require focused attention both at the Central and State levels to arrive at workable solutions. He observed that the problem of stalled projects is particularly acute in the NCR region owing to issues related to lease land. He further suggested that funding agencies such as the SWAMIH Fund, which has been performing effectively, could be involved to address these concerns.

Shir Narayan, Joint Secretary (Housing & HFA) informed the members that under SWAMIH, assistance is extended to financially viable projects which are stalled due to cash flow constraints. It was further apprised that the officials managing the SWAMIH fund are undertaking awareness initiatives across the country to assist stalled projects, whether pre-RERA or post-RERA, subject to the fulfilment of certain conditions prescribed for release of funds.

15. Shri Samir Jasuja, Managing Director & CEO, Prop Equity, P.E. Analytics Limited, suggested that RERA may involve the other public agencies and private sector for monitoring of projects through data analytics. He informed that the data provided by Prop Equity was used to decide establishment of the first SWAMIH Fund. In this context, he emphasized that in the present age of AI and data analytics, public private partnerships should be encouraged to assist Regulatory Authorities in monitoring projects under RERA. He added that it is essential to validate, correlate and audit the data uploaded by developers to ensure accuracy and transparency across the real estate ecosystem.

In this context, Hon'ble Chairperson observed that the primary objective of RERA is to address the concerns of homebuyers as well as those of developers where issues are beyond their control. RERA ultimately aims at ensuring project completion and resolution of delays. However, he suggested that all Real Estate Regulatory Authorities should conduct audits of registered projects to monitor their progress.

Following this, Joint Secretary (Housing & HFA) added that data available with State Regulatory Authorities could be standardized at the national level for better monitoring, including identification of "green" and "amber" projects, and mentioned that such data would eventually be collected through APIs.

16. Shri Pankaj Kapoor, Managing Director, Liases Foras Real Estate Rating & Research Pvt. Ltd., observed that while Real Estate Regulatory Authorities are collecting data on construction progress, the compliance levels are not adequate. He suggested that all State Regulatory Authorities may be requested to update quarterly reports on trends and analysis, to monitor incremental progress in project construction. He added that such reporting would help not only in determining the

actual construction activity taking place in the country but also in assessing the sector's contribution to employment and GDP. He further stated that this would also enable monitoring of State-level and builder-level compliances. It was suggested to monitor key data fields for developing a robust performance matrix, including quarterly construction growth (in sqft) by State, District and City, details of top 10 developers and projects by production, number of new & ongoing projects (by type), projects completed during the quarter and complaints registered and resolved. He further highlighted that post-COVID, although sales and supply have increased sharply, the growth in construction activity has remained relatively insignificant. He emphasized that these reports may be prepared on the lines of the quarterly **Trends and Progress Reports** of RBI and NHB, to facilitate identification of systemic gaps.

Hon'ble Chairperson sought clarity on whether government agencies concerned with collection of statistics, obtain data from Regulatory Authorities such as details of registered projects, area, etc. In this regard, Shri Arun Kumar, Chairperson, Haryana RERA (Gurugram), highlighted that the thrust of RERA lies in the mandatory disclosure of project details. Further, Shri Shiv Das Meena, Chairperson, Tamil Nadu RERA, added that work is underway to standardize the data being sought from builders so that a uniform QPR could be published.

Shri Sanjay Shukla, Managing Director, NHB, apprised the Council about the *Trends and Progress Report* released by NHB, which tracks construction activity and measures the sector's contribution in a holistic manner, beyond RERA data alone. Shri Narayan, Joint Secretary (Housing & HFA) supported Shri Pankaj Kapoor's view that available data must be systematically analysed, and informed that this will be a core vision for the unified RERA portal. Hon'ble Chairperson concluded that AIFORERA should take the lead in developing and operationalizing standardized QPRs across States.

17. Thereafter, Shri Arun Kumar, Chairperson, Haryana RERA (Gurugram), drew attention to the issue of low registration of Real Estate Agents across the country and urged that efforts should be made to ensure registration of all Real Estate Agents under RERA. In this context, Shri G. Hari Babu highlighted that many Real Estate Agents are not registering under RERA due to high GST rate of 18%. In this regard, Shri Shiv Das Meena suggested that the registration fees of the Real Estate Agents may be made nominal in order to ensure registration of Agents under RERA.

In this context, Shri Tarun Bhatia, Vice Chairmen, National Association of Realtors – India (NAR-INDIA) stated that Real Estate Agents who wish to operate across multiple states are currently required to register separately in each state, deposit fees, and have to submit compliance report. He requested to address this through '**One Nation, One License**' policy which would help increase the number

of registered agents. The Hon'ble Chairperson stated that since 'Land' and 'Colonization' are State subjects, therefore the Real Estate Agents will have to register in each state.

18. Thereafter, at the request of Secretary (HUA), the Hon'ble Minister and Hon'ble MoS launched the Unified RERA Portal and the Angikar Portal, following which the Hon'ble Chairperson addressed the Council and gave the concluding remarks.

19. The Hon'ble Chair concluded the meeting by appreciating the valuable suggestions shared by the members. He emphasized that rules framed by the States should be vetted at the Central level to ensure uniformity. The Chair further highlighted the importance of making all relevant information easily accessible on the RERA portal and stressed the need to create greater awareness among homebuyers about their rights and protections under RERA. It was also suggested that meetings of the CAC should be convened on an annual basis for effective review and guidance. He reiterated that the primary aim of the Council is to address the issues of homebuyers and assist them in fulfilling their dream of owning a home.

20. The meeting ended by vote of thanks by Shri Kuldip Narayan, Joint Secretary (Housing & HFA).

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**Annexure****List of Participants for 5<sup>th</sup> Meeting of the Central Advisory Council held on 4<sup>th</sup> September, 2025 at 02:00 P.M. in Hybrid Mode.**

<b>S.No.</b>	<b>Name</b>	<b>Designation / Name of Organisation</b>	<b>Attendance [Physically (P) / Video Conferencing (VC)]</b>
1.	Shri Manohar Lal	Hon'ble Minister of Housing and Urban Affairs	<b>Physically</b>
2.	Shri Tokhan Sahu	Hon'ble Minister of State, Housing and Urban Affairs	<b>Physically</b>
3.	Shri Srinivas R Katikithala	Secretary, MoHUA	<b>Physically</b>
4.	Shri Kuldip Narayan	Joint Secretary (Housing & HFA), MoHUA	<b>Physically</b>
5.	Shri Bharat Khera	Additional Secretary, Ministry of Consumer Affairs	<b>VC</b>
6.	Shri Sourabh Singh	Deputy Secretary, Department of Economic Affairs	<b>Physically</b>
7.	Shri Niraj Kumar	Joint Secretary, Department of Legal Affairs	<b>Physically</b>
8.	Shri Sanjay Shukla	Managing Director, National Housing Bank (NHB)	<b>Physically</b>
9.	Shri Sanjay Kulshreshtha	Chairman & Managing Director, Housing and Urban Development Corporation Limited (HUDCO)	<b>Physically</b>
10.	Shri Sanjay Dubey	Additional Chief Secretary, Urban Development & Housing Department, Government of Madhya Pradesh	<b>VC</b>
11.	Shri Sanket Bhondve	Commissioner, Directorate of Urban Development, Govt. of Madhya Pradesh	<b>Physically</b>

12.	Dr. K. Ilambarithi	Secretary, Municipal Administration and UD Department, Government of Telangana	<b>Physically</b>
13.	Shri Aseem Kumar Gupta	Additional Chief Secretary (Housing), Govt. of Maharashtra	<b>VC</b>
14.	Shri Manoj Saunik	Chairperson, Maharashtra Real Estate Regulatory Authority	<b>VC</b>
15.	Shri Sanjay R. Bhoosreddy	Chairperson, Uttar Pradesh Real Estate Regulatory Authority	<b>Physically</b>
16.	Shri Arun Kumar	Chairperson, Haryana Real Estate Regulatory Authority	<b>Physically</b>
17.	Shri Shiv Das Meena	Chairperson, Tamil Nadu Real Estate Regulatory Authority	<b>Physically</b>
18.	Shri Rakesh Kumar Goyal	Chairperson, Punjab Real Estate Regulatory Authority	<b>Physically</b>
19.	Shri Kekhrievor Kevichusa	Commissioner & Secretary, Urban Development Department, Govt. of Nagaland	<b>VC</b>
20.	Shri AK Singh	Additional Chief Secretary, Town and Country Planning Department, Govt. of Haryana	<b>VC</b>
21.	Dr. Lokesh M	CEO, NOIDA	<b>VC</b>
22.	Shri Satish Pal	ACEO, NOIDA	<b>Physically</b>
23.	Dr. H. R. Shivakumar	Secretary, Karnataka Real Estate Regulatory Authority	<b>VC</b>
24.	Ms. Nancy Sahay	Director, Department of Urban Development & Housing, Govt. of Jharkhand	<b>VC</b>

25.	Shri G Hari Babu	President, NAREDCO	<b>Physically</b>
26.	Shri Vinay Thyagraj	Treasurer, NAREDCO Karnataka	<b>Physically</b>
27.	Shri Parveen Jain	Chairman Emeritus, NAREDCO	<b>Physically</b>
28.	Shri Gaurav Gupta	Secretary, CREDAI	<b>Physically</b>
29.	Shri Rohit Raj Modi,	Vice President, CREDAI	<b>Physically</b>
30.	Shri G Ram Reddy	President Elect, CREDAI	<b>VC</b>
31.	Shri Abhay Upadhyay	President, Forum for People's Collective Efforts (FPCE)	<b>Physically</b>
32.	Shri Dipankar Kumar	New Era Flat Owners Welfare Association (NEFOWA)	<b>Physically</b>
33.	Shri Dinkar Panday	New Era Flat Owners Welfare Association (NEFOWA)	<b>Physically</b>
34.	Mr. Tarun Bhatia	Vice Chairmen , National Association of Realtors – India (NAR-INDIA)	<b>Physically</b>
35.	Shri Pankaj Kapoor	Managing Director, Liases Foras Real Estate Rating & Research Pvt. Ltd.	<b>VC</b>

36.	Shri Karma Bhutia	Regional Director & Head - Legal, ANAROCK Property Consultant Pvt. Ltd.	<b>VC</b>
37.	Shri Samir Jasuja	Managing Director & CEO, PropEquity, P.E. Analytics Limited	<b>Physically</b>
38.	Shri Anand J. Gupta	Chairperson, Builder's Association of India (BAI)	<b>Physically</b>
39.	Shri Vinod Jacob	General Manager, Namma Bengaluru Foundation	<b>VC</b>
40.	Shri Sushil Kumar	DD, PIB	<b>Physically</b>

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