

RERA Complaint Against Builder Drafter

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This guide explains what the tool produces, how to use the output, and what to watch for. The actual output (draft/report) is generated on the tool page.

Background

Drafts a complaint before the state Real Estate Regulatory Authority (RERA) against a builder or promoter — for delayed possession, deviation from the sanctioned plan, non-refund, or false representation — with the facts, the reliefs (possession with delay interest, or refund with interest), the interest computation and the evidence index.

Purpose of this tool & output

Draft a RERA complaint against a builder for delay, non-possession or refund, with the facts, reliefs and delay-interest computation

How the output is used

Use the drafted complaint, the delay-interest computation and the evidence index to file the RERA complaint before the state authority, and give it to your advocate to finalise and argue for possession with interest or a refund with interest.

Who receives it

The state Real Estate Regulatory Authority (RERA) where the project is registered; the builder or promoter is the respondent.

How to submit / file it

File the complaint before the state RERA with the registration and agreement particulars, the payment record, the specific violation and the reliefs, and the fee, in the format the state RERA prescribes.

Who should vet it

A real-estate or consumer advocate — to finalise the grounds, confirm the prescribed interest rate and argue the complaint, especially for a large refund or a contested delay.

Important cautions

The complaint must cite the RERA registration, the agreement possession date and the prescribed interest rate, and the jurisdiction is the project state; a builder defence on force majeure or a revised date must be met. This is a drafting aid.

Companion documents

No related documents are listed on the portal for this tool.

This is AI-assisted guidance. Verify with a qualified professional before any binding decision. Fees, authorities and processes vary by state and change over time — confirm with your state authority.

