

TECHNICAL ACTIVITY CARRIED OUT BY CENTRES / OVERSEAS CHAPTERS

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| Name of Centre | | The Institution of Engineers (India), Goa State Centre | |
| Title of Activity: | | 2 days All India Seminar entitled, 'RERA for Transparent Real Estate' | |
| Activity under Divisional Board | | Architectural | |
| Dates: | 22 to 23/02/19 | Venue: | Conference Hall, Ravindra Bhava, Margao Goa |



Chief Guest, Shri. Digambar Kamat, discussing the RERA topic with Er. Austin Rodrigues, Convenor, Er. Balkrishna Chodankar, Hon. Sec, IEI GSC, Er. Datta Kare, Member, Executive Committee IEI, GSC, Er. Deepak Karmalkar, Org. Secretary and Er. Uday Dharmadhikari



Er. Chandrashekar Prabhudessai, Chairman, IEIGSC presenting a memento to the Chief Guest, Shri. Digambar Kamat. Also present are Er. Deepak Karmalkar, Er. Balkrishna Chodankar and Er. Austin S. Rodrigues



Er. Chandrashekar Prabhudessai, Chairman, IEIGSC presenting a memento to, Er. Uday Dharmadhikari, keynote speaker



Er. Hemant Sali giving the technical presentation on Electrical safety in Statutory Provision



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| <p>Dr. S T Puttaraju, explaining the Necessity of RERA</p> | <p>CA Ashwin Shah, while describing 'RERA - Transformation and Balancing of Rights and Obligations, On going Projects, Obligations of the Land owner</p> |
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| <p>Mr. Chinmay Borkar presenting his views on Roles & Responsibilities of Builders.</p> | <p>Ar. Mangesh Prabhugaonkar explaining the Role of Architects in RERA</p> |
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| <p>Er. Datta Kare discussing Role of Engineers in RERA</p> | <p>Er. Chandrashekar Prabhudessai presenting a memento to Mr. Amit Chopra</p> |
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| <p>Er. Chandrashekar Prabhudessai presenting a memento to Adv. Saresh Lotlikar</p> | <p>Shivanand Pandit while pointing out the Loop holes and Taxation impact on RERA</p> |
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Mr. Suhas U. Gawas, P.E's Institute of Management and Career Development, Nigdi, Pune presenting his research paper



Er. Chandrashekar Prabhudessai presenting a memento to Smt. R. Menaka



Ar. Ameet Sukhtankar presenting a reply during Panel Discussion along with Er. Uday Dharmadhikari.



Members present at Panel discussion, Er. Datta Kare, Mr. Shivanand Pandit, Mr. Hemant Sali, Smt. R. Menaka, IAS, Er. Uday Dharmadhikari, Ar. Ameet Sukhtankar and Mr. Amit Chopra



Member of audience, Er. Vinay Dessai seeking a reply to his query.



Members of audience during the technical sessions.



Er. Vallavi Sirsat, IEIGSC handling the Registration Counter.

Er. Austin S. Rodrigues, Convenor proposing the vote of thanks.

Brief Report

The Institution of Engineers (India) Goa State Centre successfully organized the 2 days All India Seminar on the theme, 'RERA for transparent Real Estate' at Ravindra Bhavan, Margao, Goa on the 22nd and 23rd February 2019 in association with Goa RERA, Government of Goa and Builders' Association of India. Shri. Digambar Kamat, ex-Chief Minister, state of Goa and M.L.A., Margao Constituency was the Chief Guest for the function. While welcoming the gathering, Er. Chandrashekar Prabhudessai, Chairman, IEI, Goa State Centre thanked the IEI HQ for having given this opportunity to the Goa state Centre to organize this Seminar. He also expressed his gratitude to the President, IEI and IEI HQ and informed the gathering that he has been nominated on various Boards, which was for the first time for this centre of IEI in Goa. Er. Prabhudessai gave a brief description of the various activities which are planned to be taken up by the IEI Goa State Centre in the near future. Er. Austin S. Rodrigues, Convenor of the 2 days seminar gave a brief overview of Seminar. Er. Rodrigues also informed that there were many stakeholders who needed lot of clarification on this relatively new regulation Act and hence this Seminar was organised as a part of Awareness drive in South Goa after having the same one organised successfully in North Goa in August 2018. Er. Rodrigues informed the members of the audience that speakers from all the key professional services which were integral part of the land regulations, RERA were brought together in this Seminar to express their viewpoints, problems faced, experiences with RERA Act, and propose the solutions, suggestions & changes or amendments to RERA Act. The Organising Secretary, Er. Deepak A. Karmalkar introduced the Chief Guest, Mr. Digambar Kamat. The Chief Guest, Shri. Kamat said that the intention for getting the RERA regulation was very good but there were still some lacunae which needed improvement. He said that more discussions as the ones in this seminar would bring out those points which could bring amendments in the Act. Er. Balkrishna M. Chodankar conveyed the vote of thanks.

The keynote address on the sub-theme, Overview of RERA was given by Mr. Uday Dharmadhikari : Managing Partner, Rebuild LLP & Chairman, Advisory Committee- Infra & Real Estate Indus Strategy Financial Advisor. In His Keynote address, he explained the Overview of RERA. According to Mr. Dharmadhikari, there were 5 pillars of RERA, namely Financial Discipline, Transparency, Accountability, Compliances and Customer Centricity. He felt that the Role of Customer Centricity was missing. He expressed that the Original Act enacted by Central Government was very powerful, but the various State Government had diluted the same. He suggested that the act should be implemented without dilution.

The first technical presentation was by Mr. Hemant Sali, International Copper Association India, Copper Alliance. He gave the presentation on 'Electrical safety in Statutory Provision'. Mr. Sali observed that lot of accidents leading to Fire take place at the site, due to faulty electrical procedures. He opined that in order to avoid big loss, some of the sections of the of the Electrical Act 2003 could be implemented while constructing the building. In view of this he strongly recommended that this topic of Electrical safety should be included in the RERA

Act.

The next technical presentation was by Dr. S T Puttaraju, Chief Town Planner, Town & Country Planning Goa. Mr. Puttaraju explained the Necessity of RERA. Dr. S T Puttaraju discussed the various issues which were necessary for the effective and successful implementation of the RERA such as Transparency, Ethical Business Practice, Responsibility, Reliability, Restoring Confidence, Regulation of the Sector, Time Scheduled & Punitive Action. He observed that there was lack of awareness about RERA at Consumer Level and Difficult to apply online due to IT glitches. He concluded that the success of any Regulations depends of the effective, timely and transparent implementation.

The third technical presentation was done by CA Ashwin Shah, RERA Expert CREDAI-MCHI Thane Unit. He described 'RERA - Transformation and Balancing of Rights and Obligations, On going Projects, Obligations of the Land owner'. He explained the Supreme Court Decisions with reference to Ongoing Projects, Registration, Extension, Revocation of the Project, Retrospective effects and Welfare Provisions. Mr. Shah also explained the important issues in detail such as Registration of the Financial details, Association of Allottees, Development agreement, Role of Engineer Architecture and Chartered Accountant. He concluded that the impact of RERA would be on the Reduction in Black Money involvement, Increase in Revenue to Government, Increase cost to Consumers, Less margins to builders and Increase Customer Confidence, Industry to flourish Infrastructure, Elimination of unorganised sector, FDI flow in Real Estate.

The next technical presentation was by Mr. Chinmay Borkar, Member of Executive Committee, BAI Goa Centre and Director Akar Reality. The presentation comprised of Roles & Responsibilities of Builders. He presented the role and responsibility of builders such as timely delivery, good quality construction, delivery as per the promise made, ensuring single unit sold only to one buyer and maintaining transparency, separate bank account and updation of website. He also placed the problems faced by the Builders such as unavailability of raw materials in time, too much time in Environment clearance etc. He opined that the Carpet area needed to be clarified in connection with the balcony and application of the structural defects to be counted on the completion or possession date.

The last technical presentation on the first day was by Ar. Mangesh Prabhugaonkar, Chairman , Indian Institute of Architects. He presented the Role of Architects in RERA. While explaining the role of Architects in RERA he also told that the Architects can make any Cities/Villages beautiful by Integrating Art & Humanity with good Architecture and Urban Planning. He informed that the Prime Minister Office had taken initiatives to allot the Housing for all by 2020. According to him, this could only be possible if the Architects, Engineers and Chartered Accountants along with Promoters and Allotees worked in Full force.

The first technical session on the second day was by Er. Datta Kare, Engineering Consultants, Datta Kare Associates and Member Executive committee, IEI, Goa State Centre. The theme for his presentation was Role of Engineers in RERA. Describing the role of Engineers in RERA, he also explained the Carpet area on the plan with reference to MahaRERA. He informed that the such Plan to obtain the carpet areas were not given by Goa RERA.

The seventh technical presentation was by Shri Amit Chopra, President of Goa Association of Realtors. He gave a detailed picture of the Role of Consumers & Brokers. He briefed the role of Consumers and Agents and informed that RERA is not having technical Authority on Board. He also felt that Sanctioned plan is difficult to upload on the website as the size is very small.

The third technical presentation of Day 2 of the Seminar was by Adv. Saresh Lotlikar: Ex-Adv General of Goa.. He analysed critically the Filing mechanism of complaint under RERA. He felt that by enacting any legislation there was little solution provided to strengthen it, but whereas including the same in relevant Act would give the same Act the necessary boost. He remarked that the decision given by the MahaRERA was not binding on Goa RERA, however the same could be taken as perusal decisions. According to him the effectiveness of any act was dependednt on the Officers of Integrity and Honesty in their characters. He observed that RERA was indeed good on paper but actually lacked in Practice.

The next technical presentation was by the speaker, Shivanand Pandit, Financial Advisor and Tax Specialist, Margao, Goa. He pointed out the Loop holes and Taxation impact on RERA. Shri. Pandit explained The Direct Taxation and its impact on RERA. As per the statistics he mentioned that 74% of the buyer does not know whether the particulars come under the purview of RERA or not.

A brief presentation followed of the research paper on the topic, Transparency and Accountability in Real Estate Sector – Impact of RERA – 2019 by the research student, Mr. Suhas U. Gawas, P.E’s Institute of Management and Career Development, Nigdi, Pune-44. He presented the data collected on Lack of Accountability which had given undue advantage to the promoters such as hidden charges , delays in possession , over charging , hidden facts , over commitments.

The final presentation was in the afternoon and was carried out by Smt R. Menaka, IAS : Director of Goa RERA & Urban Development, Govt of Goa. She detailed the pathway of Implementation of RERA by the Goa Government. Smt. Menaka informed that the Goa RERA rules were drafted on 24th Nov 2017 and within two months the website, too was launched on 15th Jan 2018. She briefed the audience that the Interim Authority was also appointed and the processing of RERA was done through web portal. She further informed that the appellate Authority is yet to be formed.

12, Panel Discussion soon followed with Er. Datta Kare, Ar. Ameet Sukhtankar, Past Chairman, Indian Institute of Architects, Mr. Hemant Sali, Mr. Shivanand Pandit, Mr. Amit Chopra & Er. Uday Dharmadhikari as the panelists. Smt. R. Menaka, IAS. coordinated the Panel Discussion. The panelist gave a brief outline of the viewpoints and the discussions on the queries raised by the members of the audience soon followed. This interactive Panel Discussion lasted for 90 minutes.

The Convenor, Austin S. Rodrigues requested a few members from the audience to convey their viewpoints regarding the 2 days Seminar. Er. Vinay Dessai complimented the Institution of Engineers (India), Goa State Centre for successfully organizing this Seminar and expressed that he could gain good amount of knowledge from this Seminar. Mr. Bobby Fisher thanked

the Institution of Engineers for organizing this awareness drive successfully and expressed his wish that more such programs could be taken up so that many people could be benefitted.

Smt R. Menaka, IAS, Director of Goa RERA & Urban Development, Govt of Goa presented mementoes in recognition of their active contributions to the seminar to Er. Chandrashekar Prabhudessai, Chairman, IEI, goa State Centre, Er. Austin S. Rodrigues, Convenor and Er. Deepak A. Karmalkar, Organising Secretary and Er. Gerard D' Mello presented the memento to Er. Balkrishna Chodankar, Hon. Secretary, IEI. Mementoes were also presented to all the speakers.

Mr. Saesh Kaisukar and Saeil Kambli, members, student Chapter, Government Polytechnic Panaji compered the programme and Ms. Vallavi Sirsat managed the registration. Er. Anwar Khan managed the coordination of the venue. The Seminar was attended by 69 members. Er. Austin S. Rodrigues, Convenor, expressed his thanks to the members of audience, the sponsors, media, associates and all who contributed in making the seminar a big success.