

EXTRAORDINARY

REGD. NO. JK—33



**THE
JAMMU & KASHMIR GOVERNMENT GAZETTE**

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Separate paging is given to this part in order that it may be filed as a
separate compilation.

PART III

Laws, Regulations and Rules passed thereunder.

GOVERNMENT OF JAMMU AND KASHMIR
CIVIL SECRETARIAT—DEPARTMENT OF LAW, JUSTICE
AND PARLIAMENTARY AFFAIRS
(Legislation Section)

Jammu, the 16th December, 2018.

The following Act been assented to by the Governor
on 16th December, 2018 and is hereby published for general
information :—

THE JAMMU AND KASHMIR REAL ESTATE
(REGULATION AND DEVELOPMENT) ACT, 2018

(Governor Act No. LIII of 2018)

[16th December, 2018.]

Enacted by the Governor in the Sixty-ninth Year of the Republic
of India.

An Act to establish the Real Estate Regulatory Authority for regulation and promotion of the real estate sector and to ensure sale of plot, apartment or building, as the case may be, or sale of real estate project, in an efficient and transparent manner and to protect the interest of consumers in the real estate sector and to establish an adjudicating mechanism for speedy dispute redressal and also to establish the Appellate Tribunal to hear appeals from the decisions, directions or orders of the Real Estate Regulatory Authority and the adjudicating officer and for matters connected therewith or incidental thereto.

In exercise of the powers vested under Proclamation No. P-1/18 of 2018 dated 20th June, 2018, the Governor is pleased to enact as follows :—

CHAPTER I

Preliminary

1. *Short title and commencement.*—(1) This Act may be called the Jammu and Kashmir Real Estates (Regulation and Development) Act, 2018.

(2) It shall come into force on such date as the Government may, by notification in the Government Gazette, appoint.

2. *Definitions.*—(1) In this Act, unless the context otherwise requires,—

- (a) “adjudicating officer” means the adjudicating officer appointed under sub-section (1) of section 71 ;
- (b) “advertisement” means any document described or issued as through any medium and includes any notice, circular or other documents or publicity in any form, informing persons about a real estate project, or offering for sale of a plot, building or apartment or inviting persons to purchase in any manner such plot, building or apartment or to make advances or deposits for such purposes ;
- (c) “agreement for sale” means an agreement entered into between the promoter and the allottee ;

