



Under the Aegis of
Research & Development Scheme
2022
Department of Higher Education,
Government of Uttar Pradesh

In Collaboration with

Dr. Ram Manohar Lohia
National Law University
Lucknow



Organizes

NATIONAL CONFERENCE
On
“REAL ESTATE: ISSUES AND CHALLENGES”

May 20, 2023 (Saturday)

Seminar Hall

Dr. Ram Manohar Lohia National Law University
Lucknow

ABOUT THE UNIVERSITY



The year 1987 saw the beginnings of the tectonic shift in perceptions about law as a career from one of the least attractive careers, to one of the most sought after, with the establishment of the National Law School, Bangalore. It was a time of hope for the legal fraternity. The concept of a national institution to act as a pace-setter and a testing ground for bold experiments in legal education came up before the Bar Council of India in the context of the Council's statutory responsibility for maintaining standards in professional legal education (under the Advocates Act).

Dr. Ram Manohar Lohiya National Law University, was established by an Act of Govt. of Uttar Pradesh in 2005, U.P. Act No.28 of 2005 and came into being on 4th of January 2006 to meet up the new challenges in legal field and to strengthen the vision that was given by the establishment of first National Law School of the country. Originally incorporated as 'Dr. Ram Manohar Lohiya National Law Institute, Uttar Pradesh' word 'Institute' was substituted by the 'University' later, vide an amendment in the Act in November 2006. This was done to give a comprehensive national character to the Institute on lines with the other premier National Law Universities of the Country.

The University, which is getting liberal grants from the State Government, is committed to provide excellent infrastructural facilities and environment to advance and disseminate learning and knowledge of law and legal process and to develop in the students and research scholars a sense of responsibilities to serve the society in the field of law by developing skills in advocacy, judicial and other legal services and legislation and the like. The present law has to meet the requirements of the society, which is entering into 21st Century. Law has to deal with problems of diverse magnitudes and a student of law and an Advocate has to be trained in Professional skills to meet the challenges of globalization and universalization of law. With the advent of multinationals in India as anywhere else, the task of lawyers would be highly technical and an imperative need would arise to have competent lawyers who would be trained in the right culture of Legal Education. This makes a sound case for introducing reforms in Legal Education, and we at Dr. Ram Manohar Lohiya National Law University aims at all these aspects.

ABOUT THE CONFERENCE



Three basic needs of life are *Roti, Kapda aur makaan* (Food, Clothes and Home). Eventually everyone looks for an abode. Initially, people wanted a home for themselves. Soon, cities were developed into metropolitan and metro cities attracting people to settle there and enjoy all facets of life. The spree to own a house in the metro city gave birth to the real estate market.

Now, everything that we see around us, apart from the air we breathe, has some connection with property and real estate. The place that we live in or go to work, this is the place where we spend the majority of our lives consists of a type of property. If you analyze the things you saw and the places you visited today are all types of property. For example, the road you traveled, the railway station or bus terminal, the shops you stopped on, the ATM premise you transacted from, the mall, the movie theater, your office or institution, the temple and so on. So basically everything is connected to property. Now, people even own a land piece (plot in common parlance) on the moon. People like Elon Musk are aiming to develop a colony on the planet Mars.

In India, Right to Property is by virtue of 44th Constitutional Amendment which inserted Article 300A of the Constitution of India, but the right had witnessed a long tussle between legislature and judiciary. Previously the Right was contained in Article 19 (1) (f) of the Constitution.

There are many aspects of property which have been regulated with specific legislation, e.g., the Transfer of Property Act, Rent Control Legislations of respective states etc. Real Estate specifically, was dealt for the first time in the Real Estate (Regulation and Development) Act, 2016. Although, states like Maharashtra, Kerala, West Bengal, Karnataka, Andhra Pradesh etc. already had legislation in place but there was a gap felt in Union Laws. The Act provides for RERA was enforced in two parts. On 26 April 2016, 59 Sections (S. 2, 20-39, 41-58, 71-78 & 81-92) were notified making them effective from May 01, 2016 enabling preparation of Real Estate Rules, setting up Regulatory Authorities, and other infrastructure. On April 19, 2017, the remaining 32 sections were notified (w.e.f. May 01, 2017) requiring registration of projects within three months.

Uttar Pradesh is the most populated state of the country and Lucknow is one of the few metro cities of the state as well as the capital. The city has the main key authorities of the real estate framework, i.e., RERA & REAT. Due to rapid population growth and for a better quality of life, Lucknow is going through unprecedented urbanization, and is developing outside their demarcated boundaries due to the urbanization. The City is being developed by Lucknow Development Authority but private players occupy a huge space.

A law usually takes a certain time to pan out. Time is also required to reveal the gap and lacunae. It has been 7 years since the law has been enacted. Now is the high time to highlight the issues and challenges of the real estate laws and contribute towards further policy making. The conference is being conducted with the following objectives:

1. To create awareness about the Real Estate Laws among society at large.
2. To unravel the issues and challenges faced by stakeholders, i.e., consumers, investors, developers, and authorities.
3. To assess the impact of the Real Estate (Regulation and Development) Act, 2016 and other allied laws.
4. To analyze the compliance of Real Estate laws in the Lucknow district.
5. To extrapolate the working legal ecosystem to protect the interest of consumers and investors.
6. To analyze the steps taken to address the issues of consumers and investors.
7. To point out the lacunae in the legal ecosystem and suggest the appropriate measures to overcome the same.

THEMES:

1. Real Estate: Norms and Compliance in Lucknow District
2. Real Estate Issues through the lens of Consumers and Investors

3. Issues and challenges faced by Authorities involved in regulating Real Estate
4. Challenges faced by Developers.
5. Real Estate Business: Issues and Challenges
6. Remedies available to consumers, investors and developers
7. Real Estate: Advocacy and Profession

REGISTRATION FEE:

The registration fee is Rs. 300 only. *Only 100 Participants shall be registered.* No accommodation shall be provided, however, local hospitality such as high tea, and lunch shall be provided. The University is well connected to the Airport and Railway Station by public transport.

Submit the registration fee by tapping the link <https://www.onlinesbi.sbi/sbicollect/icollecthome.htm?corpID=288415>

Steps to register:

- Tap the link and select Registration Fee under the Payment Category.
- Select Seminar/Workshop under Event/Academic Activity.
- Fill up other details and amount, i.e., Rs. 300.

Registration Link: <https://forms.gle/8XW9RPXmvLHnBfM78>

CALL FOR PAPERS:

Academicians, lawyers, scholars and members of civil society are hereby invited to contribute papers for the National Conference. The contributions may be forwarded in both **soft and hard copies** according to the schedule provided hereunder. Language is no bar; papers can be presented in **Hindi as well as English**. However, the prior registration would be necessary so as to ensure proper arrangement of the Conference as a whole. The prospective participants are also expected to forward their itinerary well in advance. No

TA/DA shall be provided by the University and therefore the participants should obtain the same from their respective institutions.

Soft copy of paper and abstract may kindly be forwarded to the following
E-mail: realestatermlnu@gmail.com.

1. Last date for submission of abstracts: 05th May, 2023
2. Last date for submission of papers: 10th May, 2023
3. Last date for submission of PPTs: 15th May, 2023

NOTE:

1. The registered participants only shall be allowed to present their paper in the Conference subject to submission of complete papers in due course of time. Papers received after the stipulated deadline shall not be entertained for participation in the Conference.
2. The papers should be developed and written in a symmetrical way responding to a theme of the Conference. It should have proper research questions and should also reflect the findings. The paper should be at most **7000 words**. *The abstract should be more than 250 words or less.* The paper must be typed in **Times New Roman, Font Size 12 on A4 size paper on MS word**. The **personal details of the author** must be given in the paper. **OSCOLA** must be referred for proper citation and acknowledgement.
3. Contributions shall be accepted both in **Hindi and English**.
4. हिंदी पांडुलिपियों को यूनिकोड फॉन्ट, फॉन्ट आकार 12 में टाइप करें।
5. Prior registration shall be done for Conference.
6. Only Selected papers and PPTs shall be allowed to present at the conference. The organizers reserve the right to final selection.

TENTATIVE OUTLINE OF THE PROGRAM

- Inaugural Session - 10:00 AM to 11:30 AM
- High Tea - 11:30 AM to 12:00 PM
- Technical Session - 12:00 PM to 02:30 PM
- Lunch - 02:30 PM to 03:30 PM
- Valedictory Session - 03:30 PM to 04:00 PM

ORGANISED BY

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