

REAL ESTATE REGULATORY AUTHORITY HIMACHAL PRADESH



ANNUAL REPORT (2020-2021)



HOUSING DEPARTMENT
GOVERNMENT OF HIMACHAL PRADESH SHIMLA

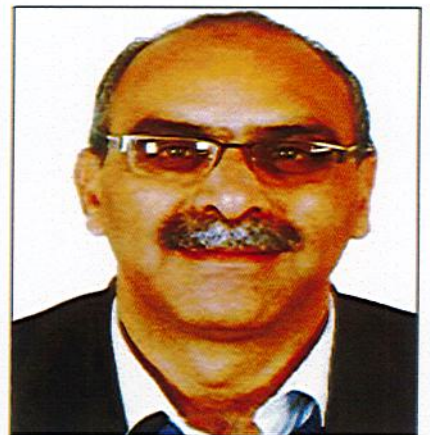
GOVERNMENT OF HIMACHAL PRADESH SHIMLA



Dr. Shrikant Baldi, Chairman



Sh. B.C. Badalia, Member



Sh. Rajeev Verma, Member



**Sh. Satish Sharma,
Administrative Officer**



**REAL ESTATE REGULATORY AUTHORITY
HIMACHAL PRADESH SHIMLA**

ANNUAL REPORT

A. INTRODUCTION:

(i) Chairperson's statement:

The Himachal Pradesh Real Estate Regulatory Authority (HP RERA) has started its functioning with effect from 01.01.2020. As per Section 78 of the Real Estate (Regulation and Development) Act, 2016 (Act No 16 of 2016) read with Rule 33 of the Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017, the Annual Report has been prepared describing all the activities and programmes undertaken during the previous year i.e. in the Financial Year 2020-21. The Annual Report is being sent to the State Government for taking further action.

(ii) Objectives:

The main objective of the HP RERA is to regulate and promote the Real Estate Sector and to ensure sale of plots, apartments or buildings, as the case may be, in an efficient and transparent manner and to protect the interest of consumers / home buyers in the State of Himachal Pradesh. The other objective is to establish an adjudicating mechanism for speedy dispute redressal and for matters connected therewith or incidental thereto, in accordance with the Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016) and the Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017 and various Regulations framed thereunder.

(iii) Important achievements:

- (a) For the Financial Year 2020-21, the major achievement of this Authority was mobilization of Promoters to get their Real Estate Projects registered with this Authority and sensitization of persons involved with sale / lease of projects in the real estate sector and to get themselves registered with this Authority as Real Estate Agents.

- (b) Prior to establishment of this Authority i.e. before 01.01.2020, only 44 Real Estate Projects and 39 Real Estate Agents were registered by the Himachal Pradesh Town and Country Planning Department.
- (c) After 01.01.2020 and up to 31.03.2021, this Authority has registered 32 Real Estate Projects and 40 Real Estate Agents, thus increasing the total figure of registered Real Estate Projects from 44 to 76 and that of Real Estate Agents from 39 to 79, which is a great achievement within a short span of one year and three months.
- (d) This Authority encourages the Promoters for submission of Periodical Progress Reports including Quarterly Progress Reports and Annual Progress Reports. Due to CORONA pandemic no meetings or workshops / seminars could be conducted, however, they have been sensitized through WebEx meetings held with the Promoters / representatives on 21.08.2020, 26.08.2020 and 29.08.2020 and the Authority has got good response for completing all essential requirements for submission of the above said Reports.

(iv) The year in review:

Table No.1

a.	Landmark decision	(i) The Hon'ble Haryana Real Estate Appellate Tribunal Karnal has been conferred jurisdiction to hear appellate proceedings against the orders or directions passed by the Himachal Pradesh Real Estate Regulatory Authority vide Govt. of Haryana Notification dated 25.09.2020. (ii) Establishment of HP RERA Office, engagement of staff and arrangements of office logistics and infrastructure etc.
b.	Legislative work	(i) Preparation, Notification and publication of 5 Regulations in the Official Gazette of Himachal Pradesh. (ii) Preparation, Notification and publication of substitution of Rule 22 of the Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017 in the Official Gazette of Himachal Pradesh.

		(iii) Registration of Real Estate Projects. (iv) Registration of Real Estate Agents. (v) Enquires/hearings/site inspections conducted in Complaint cases.
c.	Outreach programme	(i) WebEx meetings with Promoters and All India Forum of Real Estate Regulatory Authorities (AIFO RERA). (ii) The present Web Based Application Solution has been developed by M/s Digitech Systems & Infocom Pvt. Ltd. Jammu and the website www.hprera.in is functioning live w.e.f. 21.08.2017. However, in view of the provisions contained in the Real Estate (Regulation and Development) Act 2016, Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017 and Regulations made thereunder as well as day to day functional requirements of the HP RERA, a new web site is being developed with the assistance of Himachal Pradesh National Informatic Centre (NIC) Shimla which is going to be very useful in coming times.

(v) Capacity building:

No seminars or workshops for capacity building could be arranged / conducted from 01.04.2020 to 31.03.2021 due to CORONA pandemic, however, WebEx meetings were held with the Promoters on 21.08.2020, 26.08.2020 and 29.08.2020 and doubts of Promoters in uploading their Real Estate Projects on Webportal of this Authority as well as filing of Periodical Progress Reports were cleared to their satisfaction.

(vi) International engagements:

- (a) There were no international engagements between 01.04.2020 to 31.03.2021 due to CORONA pandemic.

- (b) However, there is active online participation with the All India Forum of Real Estate Regulatory Authorities (AIFO RERA) by the Chairperson, Members and senior Officers of the Himachal Pradesh Real Estate Regulatory Authority. The Webinars were attended on 15.02.2021 and 26.03.2021 and interaction regarding issues related to opportunities and challenges were discussed.

(vii) Impact on:

(a) Allottees:

There is an Excellent impact on the allottees. This Authority is facilitating the allottees/ home buyers. In order to address their complaints / grievances, 29 persons have filed their complaints with this Authority during 01.04.2020 to 31.03.2021. Thus, the total complaints filed with this Authority are 51. Whereas 29 complaints have been disposed of during 01.04.2020 to 31.03.2021, the hearings in the remaining 22 is under process. This shows that the home buyers / Allottees have full faith in the working of HP RERA as they are getting justice in time. The Promoters, Allottees and Real Estate Agents are being sensitized and made aware online & telephonically to redress their various issues related to the real estate sector.

(b) Promoters:

There is also an Excellent impact on the Promoters of Real Estate Projects. Earlier there was delay in the registration of Real Estate Projects owing to one reason or the other. However, since independent functioning of this Authority from 01.01.2020, the pace of registration has increased manifold. The Authority has registered 32 Real Estate Projects within a short period of one year and three months. The figure would have been more but due to CORONA pandemic it is affected. The registration of Real Estate Projects and Real Estate Agents is now being done on priority basis at the earliest on completion of codal formalities / essential requirements in the prescribed time period.

(b) Real Estate Agents:

There is an Excellent impact on the Real Estate Agents. Since independent functioning of this Authority from 01.01.2020, this Authority has registered 40 Real Estate Agents.

The HP RERA office is providing assistance for any clarification on Real Estate Projects, Real Estate Agents and on the issues relating to the complaints of allottees through office phone.

(d) Economy: Very Good.

B. REGISTRATION OF REAL ESTATE PROJECTS / PROMOTERS AND REAL ESTATE AGENTS UNDER THE ACT:

I. IN RELATION TO REAL ESTATE PROJECTS / PROMOTERS

- (i) In the Real Estate (Regulation and Development) Act, 2016 there is no provision for registration of Promoters.
- (ii) As per Section 3 of the Act *ibid*, prior registration of the Real Estate Project with the Real Estate Regulatory Authority is mandatory. Therefore, list and details of the Real Estate Projects registered during the period of this Annual Report i.e. with effect from 01.04.2020 to 31.03.2021 including name of the Promoter is at Table- 2.

Table No. 2
REAL ESTATE PROJECTS REGISTERED FROM 01.04.2020 to 31.03.2021

Sr. No.	Name of the Project	Name of Promoter Sh./Smt./M iss/ M/s	Address of Promoter	Description of Project for which registration has been issued	Fee paid Rs. -Paise	Registration Number	Date of issue of registration	Date on which registration expires	Date of extension of registration with period of extension	Remarks
1	2	3	4	5	6	7	8	9	10	11
1	Hinland Executive Residences	Ambika Kanwar Kainthla	Divya Kunj, Officer Colony, Rajgarh Road, Solan, H.P. 173212	Group Housing	0.00	RERAHPSO P08180039	11.05.2020	10.05.2024	No Extension	-
2	Amravati Apartments, Sai Road, Baddi	Kulbhushan Goyal	S.C.O. 10-11, Sector 2, Panchkula, Haryana-134112	Residential	0.00	RERAHPSO P09170006	01.06.2020	31.05.2027	No Extension	-
3	Sub-Division of Land for Plot of Sh. Budh Pal Singh	Budh Singh Parmar	House No. B-99, University Marg, Bapu Nagar, Jaipur-302015	Plotted	0.00	RERAHPCH P09190059	23.07.2020	22.07.2025	No Extension	-
4	"Elementa"	Sh. Bharat Mittal	Unit No. B-107, Business Complex at Elante Mall, 1st Floor, Phase-I, Industrial Area-160002	Grouping Housing	0.00	RERAHPSO P06200076	30.07.2020	29.07.2035	No Extension	-
5	Cedar Villas Housing Complex	Gurbaj Singh Kang	Mauja Sadhora, Shimla-171007	Grouping Housing	0.00	RERAHPSH P06200074	03.09.2020	02.09.2023	No Extension	-
6	'Amravati Hills, Mouza Lavikhurd, Distt. Solan	Er. Hargobind Goyal	Sector-2, Panchkula (Haryana)-134112	Mixed Development	0.00	RERAHPSO P12170016	05.09.2020	04.09.2030	No Extension	-
7	The Woods Barog (Phase-II)	R. K. Bhalla	East of Kailash, D-128, South East Delhi--110065	Residential	14,755.00	RERAHPSO P03200072	03.10.2020	02.10.2028	No Extension	-

Sr. No.	Name of the Project	Name of Promoter Sh./Smt./M iss/ M/s	Address of Promoter	Description of project for which registration has been issue	Fee paid Rs. -Paise	Registration Number	Date of issue of registration	Date on which registration expires	Date of extension of registrati on with period of extension	Remarks
1	2	3	4	5	6	7	8	9	10	11
8	Villa Round Retreat	Sachin Jain	Amrit Singh Shah and Others, Bazar Gunnu Ghat, Nahan, Distt. Sirmaur, H.P.-173001	Grouping Housing	17,382.15	RERAHPSIP 07200080	09.10.2020	08.10.2023	No Extension	-
9	Space9	Prem Sagar Goyal	House No. 3286, Sector 50 D, Chandigarh-160047	Commercial	0.00	RERAHPSO P12190068	23.10.2020	22.10.2029	No Extension	-
10	Cliffon Valley	Sudershan Singla	Gaurav Bhawan, By Pass Road, Solan-173212	Mixed Development	1,59,748.50	RERAHPSH P09200086	02.11.2020	01.05.2031	No Extension	-
11	Sub-Division of Land Sh. Dinesh Parashar	Dinesh Parashar	521, Phase No.- I, Housing Board Colony, Sitalpur, Baddi-173205	Residential	25,420.60	RERAHPSO P09200088	02.11.2020	01.11.2025	No Extension	-
12	New Town Baddi	Ajay Kumar Shukla	427, Behra Enclave, PaschimVihar, New Delhi-110087	Mixed Development	0.00	RERAHPSO P03190054	04.11.2020	03.11.2022	No Extension	-
13	Green Enclave	Avinash Sharma	Gulab Kunj, Near Paragon Hotel, The Mall Solan-173211	Plotted	16,284.00	RERAHPSO P08200084	10.11.2020	09.11.2023	No Extension	-
14	Durga Enclave	Raghvinder Singh Bisht	village Anu- Basa, P.O. Kansakoti tehsil Rohru Distt Shimla-171207	Plotted	0.00	RERAHPSH P06200073	18.11.2020	17.01.2022	No Extension	-
15	Mount View Group Housing (Kasauli Phase-II)	Sh. Surinder Mohan Khullar	New Khullar House, Summer Hill, Shimla, H.P.-171005	Plotted	28,861.20	RERAHPSO P07200079	21.11.2020	20.11.2028	No Extension	-

Sr. No.	Name of the Project	Name of Promoter Sh./Smt./Miss/ M/s	Address of Promoter	Description of project for which registration has been issue	Fee paid Rs. -Paise	Registration Number	Date of issue of registration	Date on which registration expires	Date of extension of registration on with period of extension	Remarks
1	2	3	4	5	6	7	8	9	10	11
16	Mount View Group Housing (Kasauli View) Phase-I	Sh. Surinder Mohan Khullar	New Khullar House, Summer Hill, Shimla-171005	Plotted	0.00	RERAHPSO P07200077	21.11.2020	20.11.2028	No Extension	-
17	Garden Valley	Mr. Dharminder Singh Gulati	House no. 319 Sector 21A, Chandigarh-160021	Plotted	0.00	RERAHPSO P05180031	08.12.2020	07.12.2020	No Extension	-
18	Kasauli Paraiso	Rajdeep Sharma	Mr. Rajdeep Sharma C/o Sansar Chand Sharma, Flat No. 01, Tower No-A2, 5th Floor, Pent House, VIP Road Zirakpur, SAS Nagar (Mohali) 140603	Residential	2,506.00	RERAHPSO P11200092	12.02.2021	11.02.2024	No Extension	-
19	Shimla Royal Residency	Gurpreet Singh	flat no. 403, ivory tower, sector 70, mohali-140307	Residential	1,504.00	RERAHPSH P08200082	15.02.2021	14.02.2023	No Extension	-
20	Birmala	Varun Sharma	Plot No. - 162A, Third Floor, Palam Extension, Sector 7, Dwarka, South West Delhi, India, 110045	Grouping Housing	33,290.30	RERAHPKA P11200093	18.02.2021	17.02.2028	No Extension	-
21	Hive (Phase 1)	Mr. Ashok Pasricha	SCF 620, Sector 13, Chandigarh - 160101	Group Housing	1,28,306.05	RERAHPSO P01210099	15.03.2021	14.03.2026	No Extension	-
22	Gobind Enclave Phase 3	Ashok Kumar	Village Arniala Lower PO Kotla Kalan Tehsil Una - 174303	Plotted	67,188.00	RERAHPPUN P11200094	23.03.2021	22.03.2023	No Extension	-

II. IN RELATION TO REAL ESTATE AGENTS

The list and details of the Real Estate Agents registered during the period of this Annual Report i.e. with effect from 01.04.2020 to 31.03.2021 is as under:

Table No.3
REAL ESTATE AGENTS REGISTERED FROM 01.04.2020 to 31.03.2021

Sr. No.	Name of Real Estate Agent Sh./Smt./Miss/ M/s	Address of Real Estate Agent	Registration Fee Paid Rupees	Registration No.	Date of issue of Registration Certificate	Date on which Registration Certificate expires	Date and period of renewal of Registration Certificate	Remarks
1	2	3	4	5	6	7	8	9
1	Anupam Baloria	Ward No 6, VPO Yol Jharer, Shahpur, Kangra Himachal Pradesh-176208	5,000	RERAHPKAA08 190046	14.05.2020	13.05.2025	No Renewal	-
2	Ram Chand Thakur	Village & Post Office - Panesh, Shimla (Rural) Shimla Himachal Pradesh-171011	5,000	RERAHPSHA02 200059	03.06.2020	02.06.2025	No Renewal	-
3	D C Bhardwaj	Bhardwaj Niwas Upper Panthaghati Po Kasumpti, Shimla (Urban) Shimla Himachal Pradesh-171009	5,000	RERAHPSHA04 200061	03.06.2020	02.06.2025	No Renewal	-
4	Harjot Brar (M/s Pinewood Aggregators Pvt. Ltd.)	C-35, Dilshant Estate, C-35, Dilshant Estate, Shimla (Urban) Shimla Himachal Pradesh-171001	20,000	RERAHPSHA02 200058	28.07.2020	27.07.2025	No Renewal	-
5	Devki Nandan Thakur	Tika Estate, Near GPS, Rabon, P.O. Saproon, Solan, Himachal Pradesh-173212	5,000	RERAHPSHA05 200063	28.07.2020	27.07.2025	No Renewal	-
6	Gaurav Verma	Village Mauza Nagal Sakeli, Nahan, Sirmour, Himachal Pradesh-173030	5,000	RERAHPSHA072 00066	27.08.2020	26.08.2025	No Renewal	-
7	Pyaire Lal Sharma	Village Keer Chamba, Post Office Hatwas, Nagrota, Kangra Himachal Pradesh-176047	5,000	RERAHPKAA06 200064	04.09.2020	03.09.2025	No Renewal	-
8	Gurvinder Singh (Sole Proprietorship - Himachal Property Bazaar)	Village & P.O. - Sarah, Dharamshala, Kangra, Himachal Pradesh-176215	5,000	RERAHPKAA06 200065	05.09.2020	04.09.2025	No Renewal	-
9	Shubendu Ashutosh Mishra (Pranav Infra & Trade Ventures Private Limited)	Ground Floor, L.C. House, Near SBI, Khalini, Shimla (Urban), Shimla, Himachal Pradesh-171002	20,000	RERAHPSHA02 200057	05.09.2020	04.09.2025	No Renewal	-
10	Amar Chand	Commercial Complex, Ward No. 3, Theog, Shimla, Himachal Pradesh-171201	5,000	RERAHPSHA03 200060	05.09.2020	04.09.2025	No Renewal	-

Sr. No.	Name of Real Estate Agent Sh./Smt./Miss/ M/s	Address of Real Estate Agent	Registration Fee Paid Rupees	Registration No.	Date of issue of Registration Certificate	Date on which Registration Certificate expires	Date and period of renewal of Registration Certificate	Remarks
1	2	3	4	5	6	7	8	9
11	Sandeep Kumar	Village Chanokhari (Karian) PO Bhadian Kothi, Chamba, Himachal Pradesh-176318	5,000	RERAHPCHA 05200062	05.09.2020	04.09.2025	No Renewal	-
12	Kamal	Village Dharja, Oachghat, Solan Himachal Pradesh-173223	5,000	RERAHPSOA 08200067	28.09.2020	27.09.2025	No Renewal	-
13	Yadav Chand	Dhillon Complex, Navbahar Shimla, Shimla (Urban), Shimla, Himachal Pradesh-171002	5,000	RERAHPSHA0 9200069	28.09.2020	27.09.2025	No Renewal	-
14	Pardeep Soni	V.P.O Tang, Dharamshala, Kangra, Himachal Pradesh-176052	5,000	RERAHPKAA0 9200071	30.09.2020	29.09.2025	No Renewal	-
15	Anil Kumar	Post Office Sarah, Dharamshala Kangra, Himachal Pradesh-176215	5,000	RERAHPKAA0 9200072	09.10.2020	08.10.2025	No Renewal	-
16	Rakesh Kumar	VPO Lohna, P.O. Bundla Tea Estate, Palampur, Kangra Himachal Pradesh-176061	5,000	RERAHPKAA0 9200070	09.10.2020	08.10.2025	No Renewal	-
17	Vaibhav Gupta	Tapasya, Madhuban Colony Hospital Road, Solan, Himachal Pradesh-173212	5,000	RERAHPSOA 09200073	09.10.2020	08.10.2025	No Renewal	-
18	Ramesh Goswami	KG House, Bundla Tea Estate, Sughar, Palampur, Kangra, Himachal Pradesh-176061	5,000	RERAHPKAA1 0200074	09.10.2020	08.10.2025	No Renewal	-
19	Surekha Sharma	Village Luhn, Po Ladda Ghumarwin, Bilaspur Himachal Pradesh-174026	5,000	RERAHPBIA1 0200075	15.10.2020	14.10.2025	No Renewal	-
20	Amit Verma	C/o Jayanti Computer System Near Tara Mata Mandir Birta, Kangra, Himachal Pradesh-176001	5,000	RERAHPKAA0 8200068	30.10.2020	29.10.2025	No Renewal	-
21	Vineet Bhalla, (PVG Realtors Pvt. Ltd.)	C/o Suman Walia, VPO Sahoura, Kangra, Himachal Pradesh-176209	20,000	RERAHPKAA1 1200077	20.11.2020	19.11.2025	No Renewal	-
22	Kundan Lal	Ward No. 7, Prini (20/22), Manali, Kullu, Himachal Pradesh-175143	5,000	RERAHPKUA1 1200078	14.12.2020	13.12.2025	No Renewal	-
23	Vinay Kumar Sharma	Block No 31 Flat No 7 Sec 3 Phase 2, New Shimla, Himachal Pradesh-171009	5,000	RERAHPSHA1 1200079	14.12.2020	13.12.2025	No Renewal	-

Sr. No.	Name of Real Estate Agent Sh./Smt./Miss/ M/s	Address of Real Estate Agent	Registration Fee Paid Rupees	Registration No.	Date of issue of Registration Certificate	Date on which Registration Certificate expires	Date and period of renewal of Registration Certificate	Remarks
1	2	3	4	5	6	7	8	9
24	Mehar Chand	Panshul India, Rita House, Paprola (Jhirkhad) Baijnath Kangra, Himachal Pradesh -176115	5,000	<u>RERAHPKAA1</u> <u>2200082</u>	22.12.2020	20.12.2025	No Renewal	-
25	Alpna Khera (Aariana Spacex)	Inayat, Glen View Estate, Jakhoo Hill, Opp. Lokayukat Residence, Shimla, HP-171001	20,000	<u>RERAHPSHA1</u> <u>1200080</u>	06.01.2021	05.01.2026	No Renewal	-
26	Munish Ghai (Sun Estate and Consultants)	Chirag House, Adarsh Vihar, Saproon, Solan, HP-173212	20,000	<u>RERAHPSOA</u> <u>01210091</u>	16.01.2021	15.01.2026	No Renewal	-
27	Suresh Kumar Khatri	Geeta Bhawan Lower Vikasnagar Kasumpti, Shimla, Himachal Pradesh-9	5,000	<u>RERAHPSHA1</u> <u>2200083</u>	21.01.2021	20.01.2026	No Renewal	-
28	Anubhav Khattar (Propzilla Infretech Private Limited)	39, Vill. Tharu Post Office Nagrota Bagwan The Nagrota Tharu (595), Nagrota, Kangra, Himachal Pradesh-176047	20,000	<u>RERAHPSHA1</u> <u>2200086</u>	21.01.2021	20.01.2026	No Renewal	-
29	Vishal Saini	RealtyLab Office, Kapil Kunj, Kasauli Road, Dharampur, Kasauli Solan, Himachal Pradesh-173209	5000	<u>RERAHPSOA</u> <u>12200084</u>	18.01.2021	17.02.2026	No Renewal	-
30	Manish Datt	Md Consultancy, Kapacity Co-Work, Kapoor Complex, The Mall Road, Solan, H.P.173212	20,000	<u>RERAHPSOA</u> <u>02210093</u>	18.02.2021	17.02.2026	No Renewal	-
31	Sunil Kumar	Vill. Mandesar, P.O. Malera, Krishnagarh, Solan, Himachal Pradesh-173206	5,000	<u>RERAHPSOA</u> <u>01210090</u>	24.02.2021	23.02.2026	No Renewal	-
32	Yogesh Yadav	Vill. Mandesar, P.O. Malera - 173206	20,000	<u>RERAHPSOA</u> <u>01210088</u>	22.03.2021	21.03.2026	No Renewal	-
33	Ajay Taneja	Vill. Mandesar, P.O. Malera - 173206	5,000	<u>RERAHPSOA</u> <u>01210089</u>	22.03.2021	21.03.2026	No Renewal	-
34	Vinod Mann	Vill. Mandesar, P.O. Malera - 173206	5,000	<u>RERAHPSOA</u> <u>02210094</u>	22.03.2021	21.03.2026	No Renewal	-

C. NUMBER OF CASES FILED BEFORE THE AUTHORITY AND THE ADJUDICATING OFFICER FOR SETTLEMENT OF DISPUTES AND NUMBER OF CASES DISPOSED:

1. BEFORE THE AUTHORITY

Table No.4

Sr. No.	No. of cases pending in the last year with the Authority	No. of cases received during the year by the Authority	No. of cases disposed of by the Authority
1	2	3	4
1.	22	29	29
Total	22	29	29

2. BEFORE THE ADJUDICATING OFFICER

Table No.5

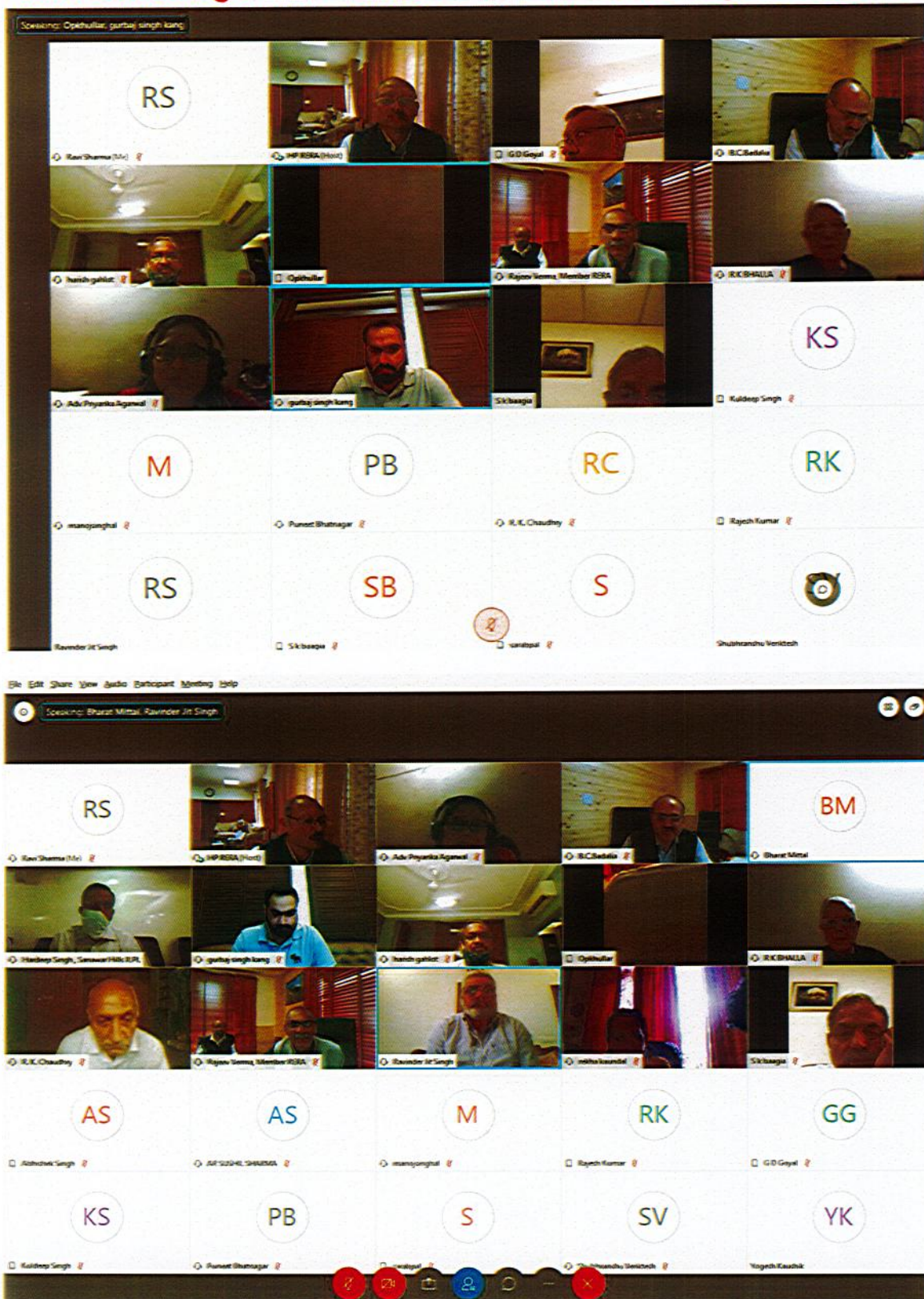
Sr. No.	No. of cases pending in the last year with the Adjudicating Officer	No. of cases received during theyear by the Adjudicating Officer	No. of cases disposed of by the Adjudicating Officer
1	2	3	4
1	-	1	-
Total	Nil	1	Nil

D. STATEMENT ON THE PERIODICAL SURVEY CONDUCTED BY THE AUTHORITY TO MONITOR THE COMPLIANCE OF THE PROVISIONS OF THE ACT BY THE PROMOTERS, ALLOTTEES AND REAL ESTATE AGENTS:

Table No.6

Sr. No.	Survey conducted during the year with details	Observation of Authority	Remedial steps taken
1	2	3	4
1.	(i) The Promoters have been directed to submit Periodical Progress Reports including the Quarterly Progress Reports and Annual Progress Reports. By and large all the Promoters are filing the Reports. (ii) Regulations for filing of Quarterly Progress Reports by the Real Estate Agents have been notified on 03.03.2021 and have been published in the Official Gazette of Himachal Pradesh on 08.03.2021. (iii) The complaints made by the Allottees are being addressed regularly.	(i) As there was confusion in filing of Reports by the Promoters, therefore, WebEx meetings were held with the Promoters on 21.08.2020, 26.08.2020 and 29.08.2020 and they were guided how to file the Reports. Though, still there are minor deficiencies however, there is overall improvement. (ii) The Quarterly Progress Reports of the Real Estate Agents shall be monitored from the next Financial Year.	Through WebEx meetings, Promoters have been guided how to file the Periodical Progress Reports. Their doubts are also being resolved on telephone. The Reports are being monitored regularly.

WebEx Meetings with Promoters on Periodical Progress Reports



E. STATEMENT ON STEPS TAKEN TO MITIGATE ANY NON-COMPLIANCE OF THE PROVISIONS OF THE ACT AND THE RULES AND REGULATIONS MADE THEREUNDER BY THE PROMOTERS, ALLOTTEES AND REAL ESTATE AGENTS:

Table No.7

Sr. No.	Subject	Steps taken	Results achieved
1	2	3	4
1.	Regarding submission / filing of Periodical Progress Reports	Show Cause Notices have been served upon to the defaulter Promoters who have not submitted the Periodical Progress Reports.	Most the Promoters have complied with the Notices and are submitting the Periodical Progress Reports. For remaining Promoters process for imposition of penalty is in progress.
2.	Non-compliance of the provisions of the Act, Rules and Regulations by the Promoters.	Penalty imposed upon the Promoters.	A sum of Rs. 8,00,000/- has been deposited by the defaulter Promoters.

F. STATEMENTS ON DIRECTIONS OF THE AUTHORITY AND THE PENALTY IMPOSED FOR CONTRAVENTIONS OF THE ACT AND THE RULES AND REGULATIONS MADE THEREUNDER AND STATEMENT ON INTEREST AND COMPENSATIONS ORDERED BY THE ADJUDICATING OFFICER:

The Statements on directions of the Authority and the penalty imposed for contraventions of the Act and the Rules and Regulations made thereunder during the period with effect from 01.04.2020 to 31.03.2021 is at Table-8. No statement on interest and compensations has been ordered by the Adjudicating Officer with effect from 01.04.2020 to 31.03.2021.

Table No.8

Sr. No.	Name of the Promoter (Complainant Versus Promoter/ Respondent)	Details of the directions issued by the Authority / Adjudicating Officer	Penalty / interest compensations imposed	Whether paid
1	2	3	4	5
1	Sh. Lokesh Kumar V/s Gupta Property Developers Pvt. Ltd., Baddi.	Complaint has been withdrawn by the Complainant.		
2	Sh. Sanjeev Gupta V/s Himland Housing Solan.	The Complainant may be refunded the amount along with simple Interest @ 9.3%.	Rs.13,30,000 plus simple interest @ 9.3% to be refunded by the Promoter.	Not yet paid. Execution Petition No. 2/2020 filed by the Complainant.
3	Sh. Anurag Khaitan V/s Himland Housing, Solan.	The Complainant may be refunded the amount along with simple Interest @ 9.3%.	Rs.11,20,000 plus simple interest @ 9.3% to be refunded by the Promoter.	Not yet paid. Execution Petition No. 1/2021 filed by the Complainant.
4	Sh. Sanjay Madan, East Brown Khailni, Shimla.	Advertisement has been removed from the Face Book and thus action closed.		
5	Sh. Kanwarjeet V/s Sumit Khanna and others The Himalyan Habitat, Bajaura.	The Complainant may be refunded the amount along with simple Interest @ 9.3%.	Rs. 38,77,660 plus simple interest @ 9.3% to be refunded by the Promoter(s) and Rs.30,00,000 to be deposited with HP RERA by the Promoter(s).	Not yet paid. Execution Petition No. 5/2021 filed by the Complainant. Suo-moto Petition No. 2/2021 filed by HP RERA.
6	Sh. Sanjay & Chetna Dhingra V/s Sumit Khanna & others.	The Complainant may be refunded the amount along with simple Interest @ 9.3%.	Rs. 38,57,000 plus simple interest @ 9.3% to be refunded by the Promoter(s) and Rs.35,00,000 to be deposited with HP RERA by the Promoter(s).	Not yet paid. Execution Petition No. 6/2021 filed by the Complainant. Suo-moto Petition No. 3/2021 filed by HP RERA.

Sr. No.	Name of the Promoter (Complainant Versus Promoter/ Respondent)	Details of the directions issued by the Authority / Adjudicating Officer	Penalty / interest compensations imposed Rupees	Whether paid
1	2	3	4	5
7	Salish Chander Wallia Vs Madhusudan.	NOC for water and electricity connections may be applied individually by the flat owners. The Promoter shall not use the property for commercial activities. The common areas should be handed over to the Association of Allottees within one month from its registration. Parking floor should be managed by the Association of Allottees for the purpose of car parking of flat owners and the Respondent Promoter etc. The Guard Room along with Kitchen and Bath Room is an un-authorised construction in the Parking Floor which should be removed before completion of the project. Fencing and Boundary Wall will be provided by the Promoter.	-	-
8	Sh. K. Mahesh V/s R. K. Dhingra.	Due to death of Sh. R. K. Dhingra, case closed.		
9	Sh. Sandeep Kumar V/S M/s Gupta Property Developers Pvt. Ltd Baddi.	The Complainant may be refunded Rs. 9,08,980 along with simple Interest @ 9.3%.	Rs. 50,00,000 to be deposited with HP RERA by the Promoter(s).	Not yet paid. Execution Petition(s) No. 3/2021 and 4/2021 filed by the Complainant(s). Suo-moto Petition No. 1/2021 filed by HP RERA.
10	Sh. Adit Kansal V/S M/s Gupta Property Developers Pvt. Ltd Baddi.	The Complainant may be refunded Rs. 11,28,000 along with simple Interest @ 9.3%.		

Sr. No.	Name of the Promoter (Complainant Versus Promoter/ Respondent)	Details of the directions issued by the Authority / Adjudicating Officer	Penalty / interest / compensations imposed Rupees	Whether paid
1	2	3	4	5
11	Smt. Godwari Bhardwaj & Ashok Bhardwaj v/s Rajdeep & Co.	The Complainant may be refunded Rs. 11,12,500 along with simple Interest @ 9.3%.	Rs.6,00,000 to be deposited with HP RERA by the Promoter.	Not yet paid.
12	Sh. Suresh Sharma v/s Rajdeep & Co.	The Complainant may be refunded Rs 10,50,000 along with simple Interest @ 9.3%.	Rs.6,00,000 to be deposited with HP RERA by the Promoter.	Not yet paid.
13	Sh. Ravi Kant V/s Rajdeep & Co.	Space for water tank provided by the Promoter.	Rs. 3,00,000 to be deposited with HP RERA by the Promoter.	Deposited Rs.3,00,000 in HP RERA Fund through online on 16.02.2021.
14	Sh. Vivek Gupta v/s Rajdeep & Co.	The Complainant may be refunded Rs 9,75,000 along with simple Interest @ 9.3%.	Rs. 6,00,000 to be deposited with HP RERA by the Promoter.	Not yet paid.
15	Sh. Paras Verma v/s Rajdeep & Co.	Space for water tank provided by the Promoter.	Rs. 5,00,000 to be deposited with HP RERA by the Promoter.	Deposited Rs.5,00,000 in HP RERA Fund through online on 15.02.2021.
16	Aditi Rao v/s Rajdeep & Co.	Space for water tank provided by the Promoter.	Rs. 3,00,000 to be deposited with HP RERA by the Promoter.	30% amount i.e. Rs. 90,000/- deposited in HP RERA Fund and filed Appeal No.1/HP/2021 filed in Hon'ble REA Tribunal.
17	Nisha Singh v/s Rajdeep & Co.	Space for water tank provided by the Promoter.	Rs. 5,00,000 to be deposited with HP RERA by the Promoter.	30% amount i.e. Rs. 1,50,000/- deposited in HP RERA Fund and filed Appeal No.2 / HP/2021 filed in Hon'ble REA Tribunal.

Sr. No.	Name of the Promoter (Complainant Versus Promoter/ Respondent)	Details of the directions issued by the Authority / Adjudicating Officer	Penalty / interest compensations imposed Rupees	Whether paid
1	2	3	4	5
18	Sh. Jeetender Bhardwaj v/s Rajdeep & Co.	The Complainant may be refunded Rs 67,00,016 along with simple Interest @ 9.3%.	Rs. 25,00,000 to be deposited with HP RERA by the Promoter.	Not yet paid. Execution Petition No. 7/2021 filed by the Complainant. However, the Complainant has been directed to re-file the same as per Orders of HP RERA.
19	Sh. Narender Bhardwaj v/s Rajdeep & Co.	The Complainant may be refunded Rs 67,00,016 along with simple Interest @ 9.3%.	Rs. 25,00,000 to be deposited with HP RERA by the Promoter.	Not yet paid. Execution Petition No. 8/2021 filed by the Complainant. However, the Complainant has been directed to re-file the same as per Orders of HP RERA.
20	Smt. Vidya Negi v/s Rajdeep & Co.	The Complainant may be refunded Rs 32,95,760 along with simple Interest @ 9.3%.	Rs.20,00,000 to be deposited with HP RERA by the Promoter.	Not yet paid.
21	Ghanshyam Gupta V/s Himland Housing Solan.	The Complainant may be refunded Rs 8,00,000 along with simple Interest @ 9.3%.	Rs.3,00,000 to be deposited with HP RERA by the Promoter.	Not yet paid.
22	Dalip Kumar v/s Himland Housing Solan.	The Complainant may be refunded Rs 9,74,635 along with simple Interest @ 9.3%.	Rs.3,00,000 to be deposited with HP RERA by the Promoter.	Not yet paid.
23	Kanta John V/s Rajdeep & Co.	The complaint was mutually settled and a sum of Rs. 10,00,000/- paid to the Complainant by the Promoter		
24	Dr. Manmohan A. Chandolav/s Rajdeep & Co.	The complaint was mutually settled and a sum of Rs. 42,31,106/- to be paid to the Complainant by the Promoter in six equal instalments.		

Sr. No.	Name of the Promoter (Complainant Versus Promoter/ Respondent)	Details of the directions issued by the Authority / Adjudicating Officer	Penalty / interest compensations imposed Rupees	Whether paid
1	2	3	4	5
25	PawanWasantBorle v/s Deepak Virmani and Datta Ram, Kasauli.	The Complainant may be refunded Rs 78,00,491 along with simple Interest @ 9.3%.	-	-
26	Smt. Ashima Sharma v/s Deepak Virmani and Datta Ram, Kasauli.	The Complainant may be refunded Rs 2, 76,645 along with simple Interest @ 9.3%.	-	-
27	Sh. Saket Lakhotia v/s Deepak Virmani and Datta Ram, Kasauli.	The Complainant may be refunded Rs 66,11,986 along with simple Interest @ 9.3%.	-	-
28	Sandeep and Vinita Ahuja v/s Deepak Virmani and Datta Ram, Kasauli.	The Complainant may be refunded Rs 24,20, 437 along with simple Interest @ 9.3%.	-	-
29	Deepak Kumar Puggal & Mrs. Davinder Puggal v/s Deepak Virmani and Datta Ram, Kasauli.	The Complainant may be refunded Rs 82,00,000 along with simple Interest @ 9.3%.	-	-

Table No.9

Sr. No.	Name of the Allottee	Details of the directions issued by the Authority /Adjudicating Officer	Penalty / interest / compensations imposed	Whether paid
1	2	3	4	5
1.	Nil	Nil	Nil	Nil
Total	Nil	Nil	Nil	Nil

Table No.10

Sr. No.	Name of the Real Estate Agent	Details of the directions issued by the Authority/Adjudicating Officer	Penalty/ Interest/ compensations imposed	Whether paid
1	2	3	4	5
1.	Nil	Nil	Nil	Nil
Total	Nil	Nil	Nil	Nil

G. Investigations and inquiries ordered by the Authority or the Adjudicating Officer:

A brief narrative of investigations and inquiries taken up by the Authority or the Adjudicating Officer and references received from the competent authority or the appropriate Government.

- (i) As per Orders of the HP RERA, site inspections were carried out by the Town and Country Planner of HP RERA in respect of Real Estate Project(s) titled 'Valley View' at Mashobra and 'Claridges Residency' at Bharari in Shimla. Consequent upon receipt of complaints against Rajdeep & Company, Infra Private Limited, site inspections were also carried out by the Town and Country Planner of HP RERA for the project 'Mashobra Hills' at Mashobra and 'Himalaya Hills / Residency Himalayas' at Bharari in Shimla.

- (ii) The HP RERA has investigated the Real Estate Project(s) titled 'New Town Baddi' at Baddi and 'Himland Executive Residences' at Solan.
- (iii) The Chairperson also inspected the sites of all ongoing Real Estate Projects in District Kanga.

H.Orders passed by the Authority and the Adjudicating Officer:

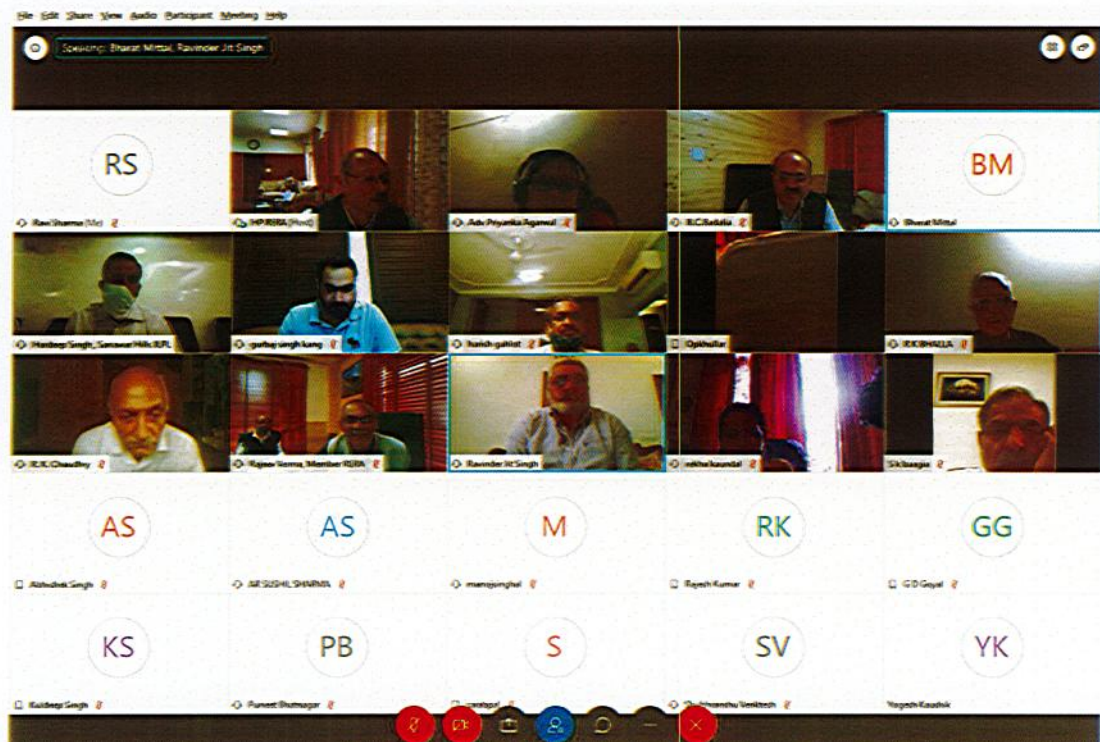
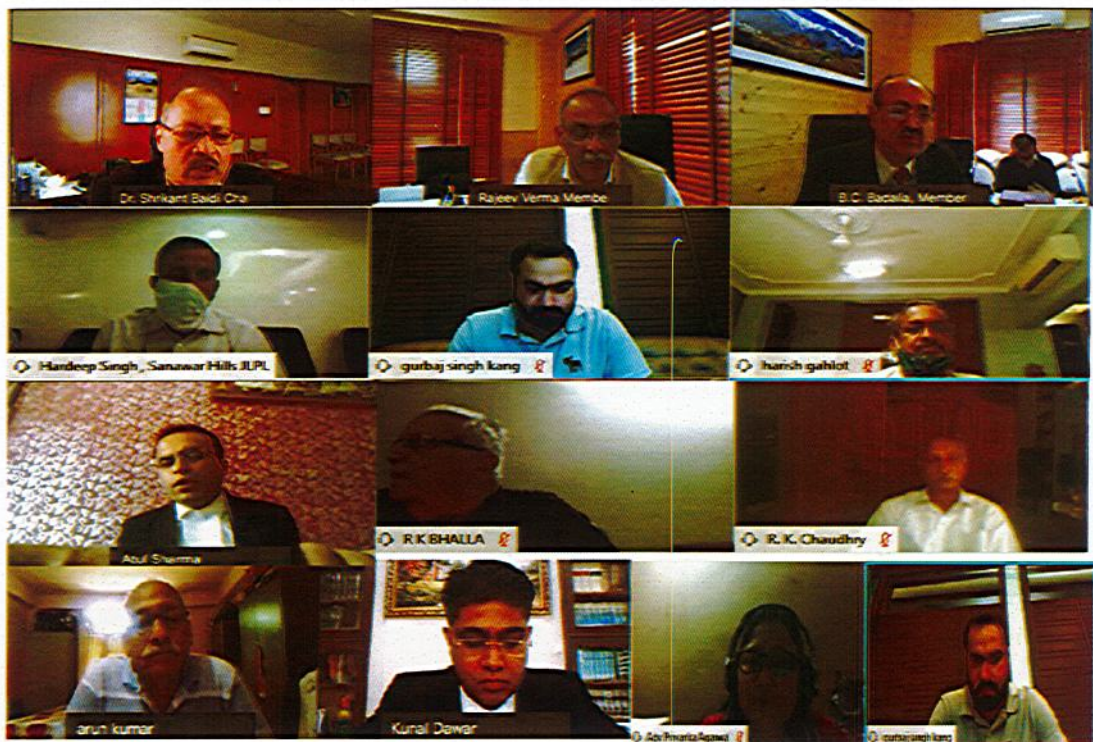
A brief narrative of orders passed by the Authority or the Adjudicating Officer separately for where no offence is made out, and in case offence is proved, category-wise for each category of orders passed along with a tabular statement indicating the Sections under which the order was passed and brief particulars of the orders.

(i) Orders passed by the Authority

- (a) The Authority has passed 6 Interim Orders and rest as final Orders. The Orders passed by the Authority and details thereof are in **Table - 8**. No such orders were passed by the Adjudicating Officer during 01.04.2020 to 31.03.2021.
- (b) The HP RERA held 94 hearings during the process of investigation of matters pertaining to the Complaints as filed before this Authority. Out of 94 hearings, 16 were held physically and 78 were held on WebEx. None of the hearings was postponed.

Some of the glimpses of hearing(s) held on different dates are below: -

Hearings through WebEx



I. Execution of the orders of the Authority and imposition of penalties:

(i) Monetary Penalties–

Details of recovery of penalty imposed, details of penalty imposed but not recovered, total number of matters and total amount of monetary penalty levied, total amount realized by resorting to Rule 22;

The monetary penalties imposed during 01.04.2020 to 31.03.2021 have been mentioned in **column number 4 of Table -8.**

(ii) Matters referred to the Hon'ble Court under Section 59 –

Total number of matters referred to the Hon'ble Court during the year, total number of matters disposed of by the Hon'ble Court during the year, total number of matters pending with the Hon'ble Court at the end of the year;

No such matters were referred to the Hon'ble Court during 01.04.2020 to 31.03.2021.

(iii) Matters referred to the Hon'ble Court for execution of order under Section 40 –

Total number of matters referred to the Hon'ble Court during the year, total number of matters disposed of by the Hon'ble Court during the year, total number of matters pending with the Hon'ble Court at the end of the year.

No such matters were referred to the Hon'ble Court during 01.04.2020 to 31.03.2021.

J. Execution of the orders of the Adjudicating Officer and imposition of interest and compensation:

(i) Interest and compensations –

Details of interest and compensation imposed, details of interest and compensation imposed but not paid, total number of matters and total

amount of interest and compensations imposed, total amount realized by resorting to Rule 22;

No such interest and compensation were imposed by the Adjudicating Officer during 01.04.2020 to 31.03.2021.

(ii) Matters referred to the Hon'ble Court for execution of order under section 40 –

Total number of matters referred to the Hon'ble Court during the year, total number of matters disposed of by the Hon'ble Court during the year, total number of matters pending with the Hon'ble Court at the end of the year.

No such matters were referred to the Hon'ble Court during 01.04.2020 to 31.03.2021.

K. Appeals:

- (i) Number of appeals filed against the orders of the Authority or the Adjudicating Officer in the year:

Appeals filed against the orders of the Authority = 5 No.

Appeals filed against the orders of the Authority Adjudicating Officer = Nil

- (ii) Number of appeals pending at the beginning of the year = Nil

- (iii) Appeals filed during the year: = 5 No.

- (iv) Number of appeals allowed by the Appellate Tribunal during the year = Nil

- (v) Number of appeals disallowed by the Appellate Tribunal during the year = Nil

- (vi) Brief write up on the appeals allowed by the Appellate Tribunal = Not applicable.

L. References received from the appropriate Government under Section 33:

A brief narrative on references received from the appropriate Government under Section 33 providing for.... number of references received during the year, number of references disposed of during the year, number of references pending at the end of the year.

No such references were received from the Government of Himachal Pradesh under Section 33 of the Real Estate (Regulation and Development) Act, 2016 during 01.04.2020 to 31.03.2021.

M. Advocacy measures under sub-section (3) of Section 33:

A brief narrative on activities undertaken under sub-section (3) of Section 33 –

- (i) Workshops, seminars and other interactions with public / experts / policy-makers / regulatory bodies on laws and policies relating to the real estate sector and for creating awareness on the same;
- (ii) Papers and studies published for advocacy on laws and policies relating to the real estate sector and for creating awareness on the same;
- (iii) Consultation papers published/placed on website of the Authority;
- (iv) Analytical papers prepared and examined;
- (v) Others.

Due to CORONA pandemic no advocacy measures under sub-section (3) of Section 33 of the Real Estate (Regulation and Development) Act, 2016 were undertaken during 01.04.2020 to 31.03.2021, however, WebEx meetings were held with the Promoters on 21.08.2020, 26.08.2020 and 29.08.2020 and doubts of Promoters in uploading their Real Estate Projects on Web portal of this Authority as well as filing of Periodical Progress Reports were cleared to their satisfaction. WebEx meetings with AIFORERA have also been held on 15.02.2021 and 26.03.2021.

N. Administration and Establishment matters:

(i) Report of the Secretary;

- (a) The Government of Himachal Pradesh in exercise of the powers conferred by the third proviso to sub-section (1) of Section 20 of the Real Estate (Regulation and Development) Act, 2016 (Act No.16 of 2016), vide Notification No. HSG-A (3)-5/2019 dated 16.10.2019 being the appropriate Government, designated the Chief Secretary to the Government of Himachal Pradesh as Real Estate Regulatory Authority as interim authority until establishment of a Regulatory Authority in the Himachal Pradesh.
- (b) In pursuance to Section 21 of the Real Estate (Regulation and Development) Act, 2016 the Govt. of Himachal Pradesh vide Notification No. HSG-A(3)-1/2019 dated 26.10.2019 created one (01) post of Chairperson and two (02)

posts of Members for the Himachal Pradesh Real Estate Regulatory Authority (HP RERA).

- (c) In pursuance to Section 22 of the Real Estate (Regulation and Development) Act, 2016 (Act No.16 of 2016), a "Selection Committee" was constituted vide Notification No. HSG-B(3)-1/2019-loose dated 14.11.2019 to recommend eligible candidates for appointment as Chairperson and two whole time Members for the Himachal Pradesh Real Estate Regulatory Authority. The 'Selection Committee' recommended the names for the appointment of Chairperson and Members on 09.12.2019.

(ii) Composition of the Authority;

In exercise of powers conferred under sub- section (1) of section 20 of the Real Estate (Regulation and Development) Act, 2016(Act No.16 of 2016) superseding Notification No.HSG-A(3)-5/2019 dated 16.10.2019 of the Housing Department, Govt. of Himachal Pradesh appointed Chairperson and whole time Members for the Himachal Pradesh Real Estate Regulatory Authority.

Inauguration of HP RERA Office Building on 01.01.2020





(iii) Details of Chairperson and Members appointed in the year and of those who demitted office;

Neither any Chairperson or Members were appointed nor any demitted the Office during the year w.e.f.01.04.2020 to 31.03.2021.

Chairperson and Members



(iv) Details of Adjudicating Officers appointed in the year and those who demitted office;

In view of the provisions of sub-section (1) of Section 71 of the Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016) and after consultations with the Govt. of Himachal Pradesh and with the Hon'ble High Court of Himachal Pradesh, the Ld. District and Sessions Judge, Judicial Courts Complex, Chakkar, Shimla, Himachal Pradesh has been appointed as the Adjudicating Officer for the Himachal Pradesh Real Estate Regulatory Authority for adjudicating compensation under the Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016) vide No.RERA- (C) 5-4/2020-21/59-62 dated 06.03.2020.

The Adjudicating Officer has not demitted the office during 01.04.2020 to 31.03.2021.

(v) Details of Appellate Tribunal

- (a) The Government of Himachal Pradesh invoking provisions of sub-section (4) of Section 43 of the Real Estate (Regulation and Development) Act, 2016 took up the matter with the Government of Haryana, Town and Country Planning Department to authorize the Hon'ble Haryana Real Estate Appellate Tribunal, Karnal to hear appeals made against the directions or decisions or orders of the Himachal Pradesh Real Estate Regulatory Authority, Shimla and the Adjudicating Officer.
- (b) The Government of Haryana vide Notification No.1/92/2017-1 TCP dated 29.09.2020 has confer jurisdiction upon the Hon'ble Haryana Real Estate Appellate Tribunal, Karnal to hear appeals preferred against the directions or decisions or orders of the Himachal Pradesh Real Estate Regulatory Authority, Himachal Pradesh.
- (c) The Governor of Himachal Pradesh in exercise of the powers vested under sub-section (4) of Section 43 of the Real Estate (Regulation and Development) Act, 2016 confer the power and jurisdiction upon the Hon'ble Haryana Real Estate Appellate Tribunal, Karnal, to hear appeals preferred against the directions or decisions or orders of the Himachal Pradesh Real Estate Regulatory Authority, Himachal Pradesh and the Adjudication Officer, under the Act ibid vide Notification No. HSG-A(3)-4/2019 dated 08.10.2020.

- (d) Presently, office of the Hon'ble Haryana Real Estate Appellate Tribunal, Karnal is located at SCO No. 50 & 51, 4th Floor, Sector 17-A, Chandigarh (Union Territory).

Visit of Hon'ble Chairperson Real Estate Appellate Tribunal, Haryana Sh. Dashan Singh (Retd. Justice Hon'ble High Court)

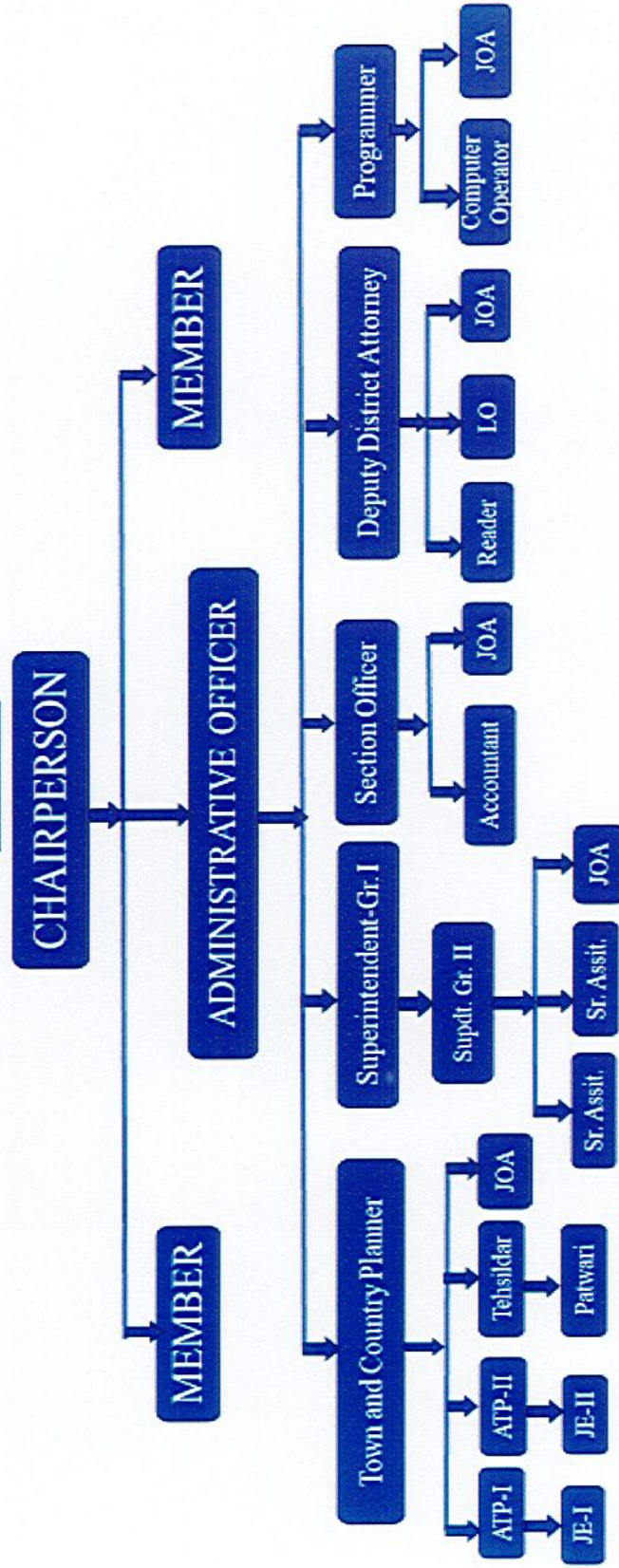


(vi)Organizational Structure;

The Organisational Structure of the Himachal Pradesh Real Estate Regulatory Authority is at Table-11.

Organizational Structure

Table No.11



(vii) A tabular statement containing information on personnel in the Authority, category wise: sanctioned posts, posts filled up, vacancies, appointments made in the year etc.

Table No.12

AS ON 31.03.2021

Sr. No.	Designation / Category	Class	No. of sanctioned posts	Posts filled up	Posts vacant	Mode of appointment / engagement	Year of appointment
1.	Registrar / Administrative Officer	I	1	-	1	Nil	Additional Charge with TCP (RERA) 19.08.2020
2.	Reader	I	1	-	1	Nil	-
3.	Superintendent Grade-I	I	1	1	-	Re-employment	07.01.2020
4.	Superintendent Grade-II	II	1	-	1	Nil	-
5.	Senior Assistant	III	2	1	1	Re-employment	04.12.2020
6.	Junior Office Assistant	III	5	3	2	Outsource	17.03.2020
7.	Peon	IV	7	7	-	Secondment - 1 Outsource - 6	04.01.2020 17.02.2020
8.	Town and Country Planner	I	1	1	-	Re-employment	18.07.2020
9.	Assistant Town Planner	I	2	-	2	Nil	-
10.	Junior Engineer	III	2	1	1	Outsource	08.09.2020
11.	Driver	III	5	5	-	Secondment -2 Daily Wages -2 Re-employment-1	28.05.2020,19.02.2020 05.01.2020,03.01.2020 01.04.2020
12.	Deputy District Attorney	I	1	-	1	Nil	Additional Charge with ADA of TCP Department 29.06.2020
13.	Law Officer	III	1	1	-	Outsource	16.02.2021
14.	Tehsildar	I	1	-	1	Nil	-
15.	Patwari	III	1	-	1	Nil	-
16.	Private Secretary	I	1	1	-	Secondment	01.01.2020
17.	Personal Assistant	II	2	1	1	Re-employment	07.03.2020
18.	Steno Typist	III	4	3	1	Outsource	17.02.2020
19.	Section Officer, (Finance and Accounts)	I	1	1	-	Secondment	30.01.2020
20.	Accountant	III	1	1	-	Outsource	23.06.2020
21.	Programmer	I	1	1	-	Secondment	01.01.2020
22.	Computer Operator	III	1	-	1	Nil	-
-	Total	-	43	28	15	-	-

O. Experts and consultants engaged:

Details of number of experts and consultants appointed in the year and of those who demitted office.

Neither any Expert and Consultant were appointed /engaged nor any demitted the office during 01.04.2020 to 31.03.2021.

**Visit of Member Real Estate Regulatory Authority, Haryana
Gurugram Sh. Shudhir Kumar, IAS**



P. Employee welfare measures, if any, beyond the regular terms and conditions of employment, undertaken by the Authority.

No such measures were undertaken during 01.04.2020 to 31.03.2021.

Q. Budget and Accounts:

- (i) Budget estimates and revised estimates, under broad categories;

No such estimates have been prepared during 01.04.2020 to 31.03.2021.

- (ii) Receipts under broad categories in the Real Estate Regulatory Fund established under sub-section (1) of Section 75;

Table No.13

RECEIPTS
(Up to 31.03. 2021)

Sr. No.	Description	Amount Rupees
1.	Grant in Aid -41 (Salary)	1,80,00,000
2.	Grant in Aid -42 (Non-Salary)	70,00,000
3.	Interest	5,79,409
4.	Other Income	73,01,199
-	Total	3,28,80,608

- (iii) Actual expenditure under broad categories;

Table No.14

EXPENDITURE
(Up to 31.03. 2021)

Sr. No.	Description	Amount Rupees
1.	Grant in Aid -41 (Salary)	1,26,65,375
2.	Grant in Aid -42 (Non-Salary)	70,00,000
3.	Other Expenditure	6,39,188
-	Total	2,03,04,563

- (iii) Balance available in the Real Estate Regulatory Fund under sub-section (1) of Section 75;

Table No.15

BALANCE
(Up to 31.03. 2021)

Sr. No.	Description	Amount Rupees-Paise
1.	Grant in Aid -41 (Salary)	53,34,625
2.	Grant in Aid -42 (Non-Salary)	Nil
3.	Interest	5,79,409
4.	Other Income	73,01,199
-	Total	1,32,15,233

- (v) Any other information.

Nil

R.International co-operation:

A brief narrative of international co-operation, if any, undertaken by the Authority.

No such international co-operation was undertaken during 01.04.2020 to 31.03.2021.

S.Capacity Building:

A brief narrative of capacity building initiative undertaken including-

- (i) Number of employees (category wise and grade wise) trained in house with details of such programmes like content, duration and faculty;
- (ii) Number of employees (category wise and grade wise) trained by outside institutions (separately within Indian and outside India) with details of names of

institutions and duration also to specify whether training was under internship, exchange programme, fellowships, study leave, special arrangements with foreign universities/institutions;

- (iii) Expenditure of capacity building initiatives.

No such capacity building initiatives were undertaken during 01.04.2020 to 31.03.2021.

T.Ongoing programmes:

A brief narrative of ongoing programmes.

In ongoing programmes, the HP RERA is registering Real Estate Projects and Real Estate Agents online. The Periodical Progress Reports of Real Estate Projects are being monitored and the Quarterly Progress Reports of Real Estate Agents will be monitored from the next Financial Year. Besides this, the Authority is also disposing of the complaints filed by the Allottees against the Promoters in accordance ~~to~~ **with** the provisions as enshrined in the Real Estate (Regulation and Development) Act, 2016, Himachal Pradesh (Real Estate Regulation and Development) Rules, 2017 and the Regulations made thereunder.

U.Right to Information:

A brief narrative of –

- (i) Number of applications received by PIO/APIO seeking information under RTI Act;

Number of applications received = 13 Nos.

- (ii) Number of applications for which information has been provided by PIO;

Information provided = 12 Nos.

- (iii) Number of applications pending with PIO;

Pendency = 1

- (iv) Number of appeals filed before the First Appellate Authority against the order of PIO = 5 Nos
- (v) Number of appeals which have been disposed of by First Appellate Authority = 5 Nos
- (vi) Number of appeals pending with the First Appellate Authority = Nil
- (viii) Number of applications/appeals not disposed of in the stipulated time frame = Nil

Member

Chairperson

Member



