


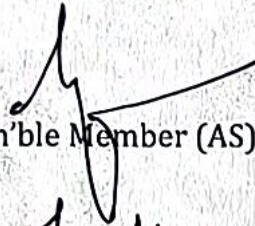
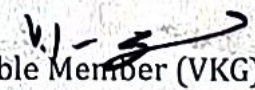
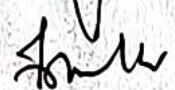


**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

**143<sup>rd</sup> MEETING OF THE AUTHORITY (25.06.2024)**

<b>Item no.</b>	<b>143.2</b>
<b>Subject</b>	<b>Consideration and approval of the Annual Report of the authority for the F.Y 2021-2022 prepared in Form 'ARA' in accordance with section 78 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 31 of the Haryana Real Estate (Regulation and Development) Rules, 2017.</b>
<b>Decision</b>	<p><b>APPROVED</b></p> <p> Hon'ble Member (SKA)</p> <p> Hon'ble Member (AS)</p> <p> Hon'ble Member (VKG)</p> <p> Hon'ble Chairman</p> <p><b>No. HARERA/GGM/Meeting/2024/Agenda 143,2/Proceedings/25<sup>th</sup> June 2024</b></p>



**HARERA**  
GURUGRAM

# ANNUAL REPORT 2021-2022



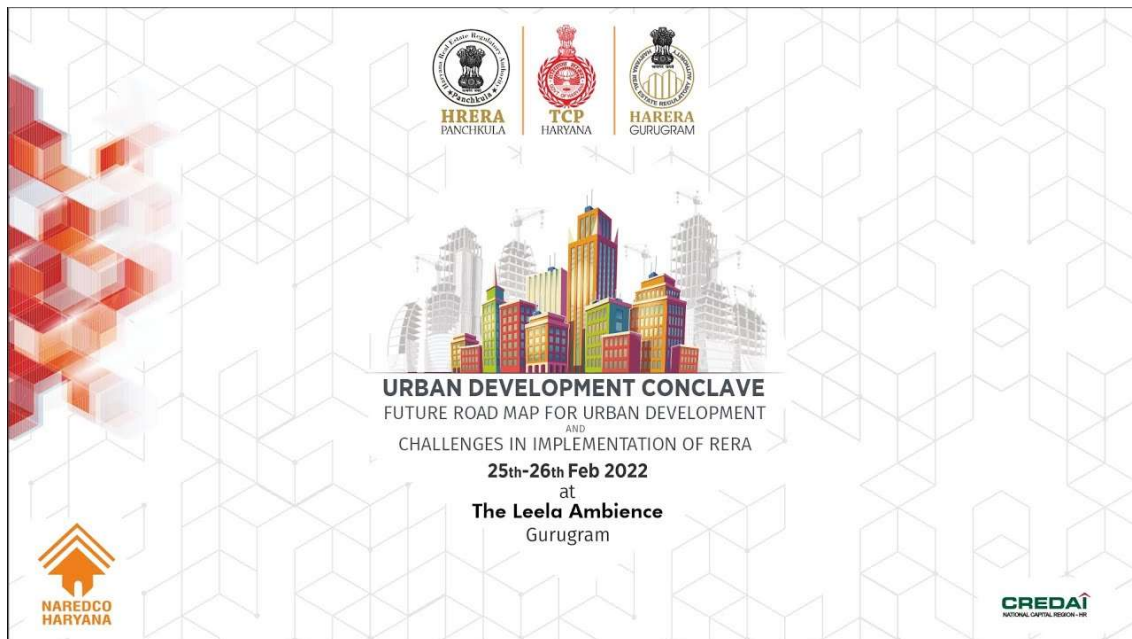
**HARERA**  
GURUGRAM

Form 'ARA'  
**ANNUAL REPORT**  
**OF**  
**THE HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**  
[Rule 31 (1)]

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## Introduction

The year 2021 completes four years of existence of Haryana RERA Gurugram. These initial years of its journey has been overwhelming because of the challenges involved in setting up of a new office, taking up the responsibilities enshrined in the Real Estate (Regulation and Development) Act, 2016, the onset of COVID-19 for almost one year and finally to put in place systems, which set the course for evolution of HARERA, Gurugram. After the onset of COVID-19 and periodic disruptions becoming a routine, HARERA, Gurugram adopted digital court and encouraged online hearings.

2. The Haryana Real Estate Regulatory Authority, Gurugram has set very high standards for registration of Real Estate Projects with the Authority. It has a detailed check list of documents and approvals, which need to be in place for processing the registration. The applications for registration are examined by a team of Architects, Chartered Accountants and other professionals and registration is granted after thorough scrutiny and fact check. This robust process ensures with a reasonable degree of certainty that the project has strong fundamentals and is likely to succeed. In the year 2021-22, 98 Real Estate Projects were registered with the Authority.

3. The Real Estate Agents are the foot soldiers of Real Estate Industry and for smooth functioning of the Real Estate business, their role cannot be underestimated. The Haryana Real Estate Regulatory Authority, Gurugram exercises great caution and does sufficient diligence while granting the registration to Real Estate Agents. In the year 2021-2022, 259 Real Estate Agents were registered by the Authority.

4. The Real Estate (Regulation and Development) Act, 2016 has completely changed the real estate eco system in the country. It has brought in transparency,



accountability, and professionalism into the sector. The Real Estate (Regulation and Development) Act, 2016 was an outcome of years of studious deliberations by Parliamentary Select Committee, Parliamentary Standing Committee, Ministry of Housing and Urban Development and other stakeholders. It tries to balance between the rights and obligations of promoter, allottees and real estate agents. The section 19 of the Real Estate (Regulation and Development) Act, 2016 is a charter for the allottees and aims to protect them against fraud and delays and it mandates disclosures by the promoter to bring in symmetry between the rights of promoters and allottees. At the same time, it also unequivocally lays down the duties of the allottees. Some of the important features of the Real Estate (Regulation and Development) Act, 2016 are as follows:

**Escrow Account**

A provision of Escrow Account for parking the collections for construction of the project is unique and it obligates Promoters, Banks, Chartered Accountants, Engineers and Architects to participate in the completion of the project and any deviation has to be deemed as dereliction of their obligation.

**Mandatory Project Disclosures**

Through Quarterly Progress Reports (QPRs), each promoter is obliged to report quarterly progress on the project on RERA website. During the registration of the project, the Authority ensures on obtaining promoter details including quality parameters, building plans, project plans, schedule and layout, approvals received or pending and the completion timeline, which is later displayed on the Authority website for the allottees. Homebuyers can thus make informed decisions and the developer is not allowed to deviate from the disclosed plans without the consent of two-thirds of the homebuyers.

**Transparency and Accountability**

The Real Estate (Regulation and Development) Act, 2016 brings in accountability for the promoter as it guards against project delays and makes the promoter liable in the event of delay for Delay Possession Charges, Refund or Compensation as the case may be as per section 18 of the Real Estate (Regulation and Development) Act, 2016. RERA along with the Appellate Tribunal provides the allottees or the developer with a speedy dispute redressal mechanism aimed at resolving disputes at the earliest. In nutshell, the Real Estate (Regulation and Development) Act, 2016 introduces an element of order in the real estate sector and while balancing the interests of the various stakeholders, it sounds the death knell of fly by night operators.

## Chairman's Statement

In March 2020 the initial phase of COVID-19, we witnessed unimaginable changes in our social behaviour. Social distancing, masks and sanitisers became a part of our life. The year 2020 with COVID-19 and periodic lockdowns caused considerable disruptions to the Real Estate Industry. In contrast, the year 2021 promised a V-shape recovery and the industry actually rose at a record high pace and by the end of 2021, we have covered considerable distance. Needless to say that during this phase, the real estate developers had to sell the properties at slashed prices or with other lucrative offers to keep afloat. The blessing in disguise was the reduced interest rates by the financial institutions to the homebuyers coupled with RBI interventions, which allowed them to remain in business. With all these measures introduced in the economy, markets soon stabilized. Keeping up with the market demand, some housing finance companies digitised the loan processing and moved a step towards minimal touch based loans. The pandemic introduced a boom in the residential market with shifting workplace dynamics and work from home became a preferred option. The second wave and the continuity of work from home increased demand for spacious homes. Homeowners looked for more than just proximity to work. They wanted the luxury of having enough room to accommodate the family as well as their office. The year 2021 was a remarkable year as it produced a new perspective of life and living.

2. Homes metamorphosed into office, playground, a sanctuary. This also pushed the demand for projects that offer larger green spaces, both outdoor and indoor, including lawns, a kid's play area, a walking path for a morning jog, all to nurture community well-being and holistic fitness. The Indian real estate sector witnessed a change of

perception in living after the pandemic and homebuyers were looking for spaces with many amenities within their residences.

3. The Real Estate is the second biggest employer and one of the main pillars of the economy. As per one estimate, by 2040, real estate market is expected to grow to Rs. 65,000 crore (US\$ 9.30 billion) from Rs. 12,000 crore (US\$ 1.72 billion) in 2019. Real Estate sector in India is expected to reach a market size of US\$ 1 trillion by 2030 from US\$ 120 billion in 2017 and contribute 13% of the country's GDP by 2025.

4. The Haryana Real Estate Regulatory Authority, Gurugram is committed to its stakeholders and despite delays occurring on account of force majeure such as COVID-19, it will strive to get the projects completed and delivered to the allottees.

5. The year 2021 was remarkable when Hon'ble Supreme Court of India settled many of the key questions with regard to the Real Estate Regulatory Authorities in the country. In a case titled M/s Newtech Promoters & Developers Pvt. Ltd. Vs. State of UP, the Hon'ble Supreme Court dealt with these pertinent issues:

1. Whether the Act of 2016 is retrospective or retroactive in its operation and what will be its legal consequences if checked on the anvil of the Constitution of India?
2. Whether the Authority has jurisdiction to direct return/refund of the amount to the Allottee along with interest under Section 12, 14, 18, and 19 of the Act, or does the jurisdiction exclusively lie with the Adjudicating Officer under Section 71 of the Act?
3. Whether Section 81 of the Act authorize the Authority to delegate its powers to a single member of Authority to hear matters under Section 31 of the Act?
4. Whether the condition of pre-deposit under proviso to Section 43(5) of the Act for entertaining an appeal before Real Estate Appellate Tribunal is sustainable in law?
5. Whether the Authority has the power to issue a Recovery Certificate of the amount in question under Section 40(1) of the Act in order to recover the due amount from the promoters/developers as an arrear of land revenue?

6. It was observed by the Hon'ble Court that the clear and unambiguous language of the statute is retroactive in operation. The legislature had consciously enacted a retroactive statute to protect the interest of consumers in the real estate sector and Sections 13, 18(1) and 19(4) were all beneficial provisions for safeguarding the pecuniary interest of the consumers/allottees, it further observed.

“The Act indicates the distinct expressions like 'refund', 'interest', 'penalty' and 'compensation', a conjoint reading of Sections 18 and 19 clearly manifests that when it comes to refund of the amount, and interest on the refund amount, or directing payment of interest for delayed delivery of possession, or penalty and interest thereon, it is the Regulatory Authority which has the power to examine and determine the outcome of a complaint. At the same time when it comes to a question of seeking relief of adjudging compensation and interest thereon under sections 12, 14, 18 and 19, the Adjudicating officer has the power to determine, keeping in mind the collective reading of the same along with section 71 and 72 of the Act.”

The Court opined that all other powers exercised by the authority could be delegated to any of its members for expeditious disposal of complaints by a special or general order.

7. After extensive deliberations, the court concluded that the enactment is clear and unambiguous, and the statute is retroactive and therefore it applies to all ongoing projects. Further, the court clearly delineated powers of the Authority and Adjudicating Officer.

8. Therefore, as can be seen, the Hon'ble Supreme Court of India set at rest many of the ambiguous contentions, which were prevailing and were being grappled with by various RERAs in the country.



9. Now with the clouds clearing and clarity bestowed, the RERA's feel empowered and can do justice to their role. We in RERA, Gurugram also look forward to a resurgence of the Real Sector as never before and work for the growth and development of the sector and justice for the allottees.



## Objectives

II.	OBJECTIVES
	<ol style="list-style-type: none"> <li>1. <b>Enhanced Accountability:</b> The Real Estate (Regulation and Development) Act, 2016 aimed to boost accountability among developers and promoters, prioritising consumer protection and has made the promoters accountable to report the physical progress in the real estate project by submitting quarterly progress report with the authority. There are various other provisions in the Act that make the promoters accountable to adhere to the best standards of integrity and ethics in the sale of plot, apartment, or building.</li> <li>2. <b>Combatting Frauds and Delays:</b> Fraudulent practices and project delays were widespread concerns, and the Act has sought to mitigate the project delays as for delay in handing over the possession of the project the allottee is entitled for delayed possession charges which has resulted in, instilling confidence in homebuyers. The provisions for penalty and imprisonment in the Act has reduced instances of delays and wrong commitments by the promoters.</li> <li>3. <b>Balancing Interests:</b> The Act sought to balance consumer and promoter interests through clear obligations for both parties. The functions and duties of the promoters as well as the allottees is clearly defined in the Act.</li> <li>4. <b>Transparency:</b> The Act introduced transparency by ensuring clear and fair contractual conditions, reducing disputes, and increasing consumer trust. After the implementation of the Act the investors can access a builder's history and financial stability, the project's construction timelines, amenities, floor plans and other details and which has enhanced transparency.</li> <li>5. <b>Fast Dispute Resolution:</b> RERA established a speedy dispute resolution mechanism, resolving conflicts on time. The cases of disputes between the allottee and the promoter are heard before the authority and suitably resolved.</li> <li>6. <b>Professionalism:</b> The Act promoted professionalism and standardisation, increasing industry credibility. The reports submitted by the promoters relating to the real estate project is supported by the certificate from professionals' such as architects, engineers, and chartered accountants.</li> <li>7. <b>Encouraging Growth:</b> RERA facilitates growth and investment in the real estate sector by instilling confidence.</li> <li>8. <b>Statutory Regulation:</b> It enforced statutory regulation on real estate projects,</li> </ol>

ensuring adherence to guidelines and timelines. Since inception the authority has notified 25 regulations in the Haryana Government gazette pertaining to various matters (list attached at Annexure A). These regulations have been framed under section 85 of the Real Estate (Regulation and Development) Act, 2016.

- 9. Completion Assurance:** Buyers gained assurance of project completion, reducing the risk of investing in delayed or abandoned projects. Constant monitoring by the Real Estate Regulatory Authority has restrained diversion of funds by the promoters and therefore ensuring timely delivery of the project.
- 10. Statutory Obligations:** Developers and buyers had statutory obligations, emphasising compliance with legal mandates.
- 11. Access to Funds:** RERA approval made projects more appealing to financial institutions, granting developers easier access to funds.
- 12. Buyer Satisfaction:** RERA-approved projects offered transparency, adhered to timelines, and complied with regulations, resulting in higher buyer satisfaction.
- 13. Beneficial for All:** The positive impact of RERA extended to developers, real estate agents, and buyers, benefiting the entire real estate ecosystem.
- 14. Agent Registrations:** As per RERA, all real estate agents involved in the purchase or sale of apartments, plots, or any property registered under RERA must be registered with the regulatory authority. This ensures a standard code of conduct amongst agents, thus safeguarding homebuyers' interests.
- 15. Regulation of the Real Estate Sector:** RERA ensures transparency in project development and execution by mandating that all projects be registered with the regulator. Developers cannot market, advertise or sell units in an unregistered property. Every phase of construction has to be registered as a standalone project.
- 16. Mandatory Project Disclosures:** Developers must update all project details on the RERA website. This includes promoter details, project plans, schedule, and layout, approvals received or pending, and the completion timeline. Homebuyers can thus make informed decisions and the developer is not allowed to deviate from the registered plans without the consent of two-thirds of the homebuyers.
- 17. Carpet Area Definition:** Among the many RERA project details regulated under the Act, carpet area is clearly defined. The RERA-approved meaning of carpet area refers to the usable floor area within the walls of the apartment or unit and excludes corridors, external walls, service elevators, and balconies.
- 18. Escrow Account:** As per RERA, all developers must deposit 70% of the money

received from homebuyers into a separate escrow account. This fund is to be utilised only for project development and cannot be diverted for any other purpose.

19. **Quality Standards:** Under RERA, the developer is liable for any defects in the project and must rectify them within the stipulated timeframe. Thus, RERA enforces quality standards in real estate projects.

20. **Grievance Redressal:** Every Indian state has an authority to address homebuyers' complaints and grievances. If a homebuyer is dissatisfied with the decision, they can appeal it first with the RERA Appellate Tribunal and then approach the High Court.

## The Year in Review

### THE YEAR IN REVIEW

The year was hugely impacted by the effect of novel coronavirus. Developers faced severe liquidity constraints. However, the real estate market is expected to revive at a steady pace. The registration of real estate projects with the authority during the year was handled by organizing online hearings and taking every possible step to ensure that the real estate projects and registrations do not get impacted by the current situation.



## Landmark Decisions

THE YEAR IN REVIEW		
A.	JUDGMENTS	
	1.	<p><b>CR/2822/2020 titled as Vivek Soin and anr. V. Ireo Grace Realtech Pvt. Ltd. Decided on -31.03.2021</b></p> <p><b>Relief sought:</b></p> <p><b>Direct the respondents to give the Delayed Possession Interest to the complainant from the promissory date of delivery till actual delivery of the flat in question.</b></p> <p><b>Decision of the Authority:</b> -The authority diverted from its earlier view i.e. earlier the authority was calculating due date of possession from the date of approval of firefighting scheme (as the last statutory approval which forms a part of the pre-condition) which was also issued by Hon'ble Supreme Court in IREO Grace Realtech Pvt. Ltd. V/s Abhishek Khanna.</p> <p>The authority held that the respondent failed to give any explanation for inordinate delay in obtaining the Fire NOC. So, the allottee should not bear the burden of mistakes/ laxity or the irresponsible behaviour of the developer/respondent and seeing the fact that the respondent/developer did not even apply for the fire NOC within the mentioned time. In light of the above, the promoter should not be allowed to take benefit out of his own mistake just because of clause mentioned in the BBA.</p>
	2.	<p><b>CR/4031/2019 case titles as Varun Gupta Vs. Emaar MGF Land Ltd. (15 issue were extensively decided by the authority)</b></p> <ul style="list-style-type: none"> <li>Whether the execution of the conveyance deed extinguishes the right of the allottee to claim delay possession charges?</li> </ul> <p><b>Decision:</b> In furtherance to the Hon'ble Apex Court judgement and the law laid down in the Wg. Cdr. Arifur Rahman (supra), the authority has opined that even after execution of the conveyance deed, the allottees cannot be precluded from their right to seek delay possession charges from the respondent-promoter.</p> <ul style="list-style-type: none"> <li>Whether a subsequent allottee who had executed an indemnity-cum-undertaking with waiver clause is entitled to claim</li> </ul>

		<p>delay possession charges?</p> <p><b>Decision:</b> The term subsequent allottee has been used synonymously with the term allottee in the Act and the name of the subsequent allottees (complainants) has been endorsed on the same builder buyer's agreement which was executed between the original allottee and the promoter. Therefore, the rights and obligation of the subsequent allottee and the promoter will also be governed by the terms of the builder buyer's agreement.</p> <ul style="list-style-type: none"> <li>• Increase in super area.</li> </ul> <p><b>Decision:</b> The authority held that the demand for extra payment on account of increase in the super area by the respondent from the allottee(s) is legal but subject to condition that before raising such demand, details have to be given to the allottee(s) and without justification of increase in super area, any demand raised in this regard is liable to be quashed.</p> <ul style="list-style-type: none"> <li>• Advance Maintenance Charges (AMC).</li> </ul> <p><b>Decision:</b> The respondent is right in demanding advance maintenance charges at the rates' prescribed in the builder buyer's agreement at the time of offer of possession. However, the respondent shall not demand the advance maintenance charges for more than one year from the allottee even in those cases wherein no specific clause has been prescribed in the agreement or where the AMC has been demanded for more than a year.</p> <ul style="list-style-type: none"> <li>• Holding charges.</li> </ul> <p><b>Decision:</b> The respondent is not entitled to claim holding charges from the allottee(s) at any point of time even after being part of the builder buyer's agreement as per law settled by Hon'ble Supreme Court in Civil appeal nos. 3864-3899/2020 decided on 14.12.2020 upholding the Hon'ble NCDRC order dated 03.01.2020 in case titled as Capital Greens Flat Buyer Association and Ors. Vs. DLF Universal Ltd., Consumer case no. 351 of 2015.</p> <ul style="list-style-type: none"> <li>• Interest Free Maintenance Security (IFMS).</li> </ul> <p><b>Decision:</b> It was held that the respondent is allowed to collect a reasonable amount from the allottees under the head "IFMS". However, the authority directed that the promoter must always keep the amount collected under this head in a separate bank account and shall maintain that account regularly in a very transparent manner. If any allottee of the project requires the promoter to give the details regarding the availability of IFMS amount and the interest accrued</p>
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		<p>thereon, the promoter must provide details to the allottee. It was further clarified that out of this IFMS/IBMS, no amount can be spent by the promoter for the expenditure it is liable to incur to discharge its liability and obligations as per the provisions of section 14 of the Act.</p> <ul style="list-style-type: none"> <li>• GST.</li> </ul> <p><b>Decision:</b> For the projects where the due date of possession was prior to 01.07.2017 (date of coming into force of GST), the respondent is not entitled to charge any amount towards GST from the allottees as the liability of that charge had not become due up to the due date of possession as per the builder buyer's agreements. For the projects where the due date of possession was/is after 01.07.2017 i.e., date of coming into force of GST, the builder is entitled to charge GST, but it is obligated to pass the statutory benefits of that input tax credit to the allottees within a reasonable period.</p> <ul style="list-style-type: none"> <li>• Charging of Value Added Tax (VAT).</li> </ul> <p><b>Decision:</b> The promoter is entitled to charge VAT from the allottee for the period up to 31.03.2014 @ 1.05% (one percent VAT + 5 percent surcharge on VAT). However, the promoter cannot charge any VAT from the allottees/prospective buyers for the period 01.04.2014 to 30.06.2017 as the same was to be borne by the promoter only. The promoter is bound to adjust the said amount, if charged from the allottee with the dues payable by him or refund the amount if no dues are payable by him.</p> <ul style="list-style-type: none"> <li>• Electrification charges.</li> </ul> <p><b>Decision:</b> The promoter cannot charge electrification charges from the allottees while issuing offer of possession letter of a unit even though there is any provision in the builder buyer's agreement to the contrary.</p> <ul style="list-style-type: none"> <li>• Electric, water and sewerage connection charges.</li> </ul> <p><b>Decision:</b> The promoter would be entitled to recover the actual charges paid to the concerned departments' from the allottee on pro-rata basis on account of electricity connection, sewerage connection and water connection, etc., i.e., depending upon the area of the flat allotted to the allottees vis-à-vis the area of all the flats in this particular project. The allottees would also be entitled to proof of such payments to the concerned departments along with a computation proportionate to the allotted unit, before making payments under</p>
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		<p>the aforesaid heads.</p> <ul style="list-style-type: none"> <li>• Club Charges.</li> </ul> <p><b>Decision:</b> If the club has come into existence and the same is operational or is likely to become operational soon i.e. within reasonable period of around 6 months, the demand raised by the respondent for the said amenity shall be discharged by the allottees as per the terms and conditions stipulated in the builder buyer's agreement. However, if the club building is yet to be constructed, the promoter should prepare a plan for completion of the club and demand money regarding club charges and its membership from the allottees only after completion of the club.</p> <ul style="list-style-type: none"> <li>• Preferential Location Charges (PLC).</li> </ul> <p><b>Decision:</b> The amount levied towards the preferential location charges is justified as per the contractual obligations contained in the builder buyer's agreement. The authority opined that in such cases where the apartment/unit has ceased to be preferentially located, the amount charged for preferential location shall be refunded/adjusted. The same should be refunded to the allottee along with interest at the prescribed rate w.e.f. the date of payment made by the allottee till the amount is repaid/adjusted.</p> <ul style="list-style-type: none"> <li>• Administrative charges/ incidental charges/Miscellaneous charges.</li> </ul> <p><b>Decision:</b> The registration of property at the registration office is mandatory for execution of the conveyance (sale) deed between the developers (seller) and the homebuyer (purchaser). Besides the stamp duty, homebuyers also pay for execution of the conveyance/sale deed. This amount, which is given to the developers in the name of registration charges, is significant. The authority, considering the pleas of the promoter, directs that a nominal amount of up to Rs.15,000/- can be charged by the promoter for any such expenses which it may have incurred for facilitating the said transfer as has been fixed by the DTP office in this regard. For any other charges like incidental/miscellaneous and of like nature, since the same are not defined and no quantum is specified in the builder buyer's agreement, therefore, the same cannot be charged.</p> <ul style="list-style-type: none"> <li>• Car parking.</li> </ul> <p><b>Decision:</b> Open parking spaces cannot be sold/charged by the promoter both before and after coming into force of the Act of 2016 since it is the part of basic sale price charged against the unit in</p>
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		<p>question as a part of common areas. However as far as the issue regarding covered car parking is concerned where the said agreements have been entered into before coming into force of the Act, the matter is to be dealt with as per the provisions of the builder buyer's agreement subject to that the allotted parking area is not included in super area. Accordingly, where the builder has charged for covered car parking, it is justified in doing the same only when the allotted parking area is not included in super area. However, after coming into force of the Act, now the parking in basement cannot be sold and it is part of common areas to be managed by the association of apartment owners.</p>
	3.	<p><b>CR/3085/2020 titled as Sucheta Loharuka Vs. M/s Supertech Limited</b></p> <p>The complainant has approached the authority seeking delay possession charges as per proviso to section 18 of the Act and for clearance of Pre-EMI by the respondent-promoter as per memorandum of understanding.</p> <p>Besides allowing delay possession charges, the authority directed the respondent to pay arrears of Pre-Emi/Emi to the complainant/allottee from 26.04.2017 to 26.04.2020 as per memorandum of understanding.</p>
	4.	<p><b>CR/2785/2021 titled as Nidhi Singh V/S Ireo Victory Valley Pvt Ltd.</b></p> <p><b>Relief Sought:</b></p> <p><b>Direction of the authority:</b></p> <p>i. The respondent promoters are in violation of section 3 of the Act of 2016 which is punishable under section 59(1) of the Act of 2016 and accordingly the authority imposes a penalty of Rs. 25 lacs on the promoters' company.</p> <p>ii. The authority directs the respondents' promoters to submit an application for registration of that part of the project which is registrable as per present Haryana Rules, 2017 within one month, failing which, the authorised officer of the authority is directed to file a complaint before the magistrate of competent jurisdiction for taking cognizance under section 59(2) of the Act of 2016.</p> <p>iii. The authority directs the respondents company to submit record of all allottees in the performa of the DPI within one month. Furthermore, an affidavit shall be submitted by the respondent no. 3,</p>



	<p>who is the Chief Operating Officer of the promoter's company and responsible for running day to day affairs of the company or in case, respondent no. 3 is not the Chief Operating Officer, then any authorized representative/key managerial functionary, duly authorized by the Board in its meeting to submit the requisite information required for registration.</p> <p>iv. The authority directs that the account of the respondents promoters in which the sale consideration of the already sold unit is being received is frozen till further orders of this authority and the promoters are restrained to withdraw any amount from the said account.</p> <p>v. The authority ordered an enquiry under section 35(1) to be instituted in the affairs of the respondents' promoters with regard to the issues as mentioned in para 28, 63, 75, and 76 of this order and also other issues referred to enquiry officer specifically in paras where determination about various reliefs has been discussed. The M/s MKPS &amp; Associates, Chartered Accountants, 804, 8th floor, Arunachal Building, 19 Barakhamba Road, New Delhi- 110001, an empanelled firm to carry out the said inquiry / audit/ fact finding in the affairs of the promoter. The firm entrusted this task shall also audit the accounts of the project whether some diversions of funds have taken place or not. The authority further directs the inquiry officer/auditing firm/ fact finding team to submit its fact-finding report to the authority within two months. The remuneration shall be payable to enquiry officer/ auditing firm/ fact finding team as fixed by the authority for conducting this inquiry. Furthermore, the report as submitted by the inquiry officer/auditing firm/ fact finding team be examined by the planning branch of this authority and if violations are noticed, the matter be placed before the authority for initiating further action as per provisions of law. The copy of the said report may also be sent to the complainant and respondent no. 12 with a liberty to them to join as party in the penal proceedings against the promoters. The promoter shall discharge its liability within 3 months of receiving the report and acceptance by the authority.</p> <p>vi. The respondent promoters are directed to clear all the pending dues as are ascertained by the inquiry officer/ auditing firm within 1 month of receipt of the inquiry report after acceptance by the authority.</p> <p>vii. The respondent promoters are directed to comply with provisions of section 11(4)(g) and 11(4)(h) of the Act of 2016.</p>
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		<p>Accordingly, the respondents' promoters are also directed to settle all dues in view of the provisions contained in section 11(4)(g) and 11(4)(h) of the Act of 2016 and an affidavit with respect to the settled dues in this regard be submitted in the registry of the authority within 3 months of this order.</p> <p>viii. The authority directs the respondents-promoters to deposit the cost of incomplete development works and payment of dues to the resident welfare association in a separate RERA account to be opened while registering the project.</p> <p>ix. The authority directs the respondents' promoters to complete the subject project and obtain the completion certificate from the competent authority w.r.t the subject project. The respondents-promoters are also directed declare the timeline for completion of subject project and obtaining the completion certificate from the competent authority.</p> <p>x. The authority directs the respondents' promoters to transfer the common areas and facilities as per the deed of declaration filed under the provisions of the Haryana Apartment Ownership Act, 1983 and Rules and byelaws made thereunder, within one month if some or all of these have not been transferred earlier to the M/s Victory Valley Condominium Owners Welfare Association.</p> <p>xi. The authority further directs the planning branch to supply copy of the enquiry report to the complainant and respondents within one month of its receipts in the authority for inviting their objections if any within one month thereafter and authority may thereafter accepts the report with or without modifications.</p> <p>xii. The directions given in the paras where reliefs have been discussed and not found mention above be also complied with by all concerned.</p>
	5.	<p><b>CR/3900/2021 titled as Emaar India Limited V/S Ghanshyam Bharadwaj &amp; Rachna Sharma</b></p> <p><b>Relief sought:</b></p> <p>i. To direct the respondent to pay the outstanding dues of Rs. 19,39,661/-.</p> <p>ii. To direct the respondent to pay the interest @MCLR plan 2% on the pending payments as per the payment plan.</p> <p>iii. To direct the respondent to actively participate in the execution and registration of conveyance deed.</p>

		<p><b>Direction of the authority:</b></p> <p>i. The respondents/allottees shall make the requisite payments and take the possession of the subject apartment as per the provisions of section 19(6), (7) and (10) of the Act and take possession of the subject unit within 2 months from the date of this order.</p> <p>ii. The complainant is directed to pay the interest at the prescribed rate i.e., 9.30% per annum for every month of delay on the amount paid by the respondents from due date of possession i.e., 31.12.2018 till the date of handing over possession i.e., 10.12.2019. The arrears of interest accrued so far shall be paid to the respondents within 90 days from the date of this order as per rule 16(2) of the rules.</p> <p>iii. The respondents are directed to pay outstanding dues, if any, after adjustment of interest for the delayed period. The rate of interest chargeable from the respondents-allottees by the promoter, in case of default shall be charged at the prescribed rate i.e., 9.30% by the complainant/promoter which is the same rate of interest which the promoter shall be liable to pay the allottee, in case of default i.e., the delay possession charges as per section 2(z) of the Act.</p>
	6.	<p><b>CR/720/2021 titled as Akshay Tulshyan &amp; Kanta Tulshyan V/S Emaar MGF Land Ltd.</b></p> <p><b>Relief sought:</b></p> <p>i. To direct the respondent to refund the paid amount.</p> <p><b>Direction of the authority:</b></p> <p>The authority observes that in the present complaint, the complainants are not allottees under the Act on the date of filing of complaint as the complainants does not fall under any of the two categories stated above reason being that the complainants had already transferred the subject unit in favour of Mr. Megh Raj Yadav and Sushma Yadav (subsequent allottees/present owners) vide agreement to sell dated 20.07.2019 and they had been acknowledged as allottees by the respondent vide nomination letter dated 30.08.2019. Had the intention of the legislature was to cover such complainants, then the stress would be on the terms “who <i>had been</i> allotted” the unit. Moreover, after transferring the unit in question, the complainants do not have any right, title or interest in the said property. Thus, the complainants have no locus standi to claim delay</p>

		possession charges under section 18 of the Act as they do not fall under the term allottee of the Act. Therefore, the relief claimed by the complainants can't be adjudicated as they are not allottees.
	7.	<p><b>CR/3417/2021 titled as Mohan Yadav V/S Venetian LDF Project LLP</b></p> <p><b>Direction of the authority:</b></p> <ol style="list-style-type: none"> <li>The respondent/promoter is directed to pay the arrears of assured return to the complainant/allottee from January 2017 @Rs. 125.98/- per sq. ft. of super area 9i.e. 400 sq. ft.) till the notice for offer of possession is issued by it as per memorandum of understanding.</li> <li>Since, the complainant/allottee has been allowed assured return being reasonable and comparable with delayed possession charges, so his ineptest is protected even after return due date of possession is over and the assured return being payable till the notice for offer of possession. So, he is not entitled to any delayed possession charges as claimed.</li> </ol>
	8.	<p><b>CR/3441/2020 titled as Antriksh Heights Flat Buyers Association V/S Reliable Realtech Pvt Ltd</b></p> <p><b>Direction of the authority:</b></p> <p>The authority in pursuance to the LC report dated 22.02.2024 and the latest LC report as received on 15.12.2021, a period of (3) three months is given to the respondent/builder to rectify the defect and deficiency in the construction and service. If any such defect and deficiency remain existent and the same is not removed by the respondent/promoter, then the complainant association is free to approach the authority.</p>

## LEGISLATIVE WORK

	B.	Legislative Work			
		S.N.	REGULATIONS BY THE AUTHORITY	NUMBER	DATE OF NOTIFICATION IN THE OFFICIAL GAZETTE OF HARYANA GOVERNMENT
		1.	The Haryana Real Estate Regulatory Authority Gurugram (Fixing of Standard Fees to be Levied on the Promoter) Regulations, 2021	22/ RERA GGM Regulations 2021	21.08.2021
		2.	The Haryana Real Estate Regulatory Authority, Gurugram (Sale of Apartments/Floors in a Real Estate Project on the basis of Carpet Area) Regulations, 2021.	23/ RERA GGM Regulations 2021	07.05.2021

## Outreach Programme

	C.	<b>Outreach Programme</b>
	1.	<p>The Town and Country Planning Department, Haryana in association with the Haryana Real Estate Regulatory Authority, Gurugram and Haryana Real Estate Regulatory Authority, Panchkula, organised a two-day seminar on the topic:</p> <p><b>“Urban Development Conclave –Future Roadmap for Urban Development and Challenges in Implementation of RERA”</b></p> <p>on 25<sup>th</sup> and 26<sup>th</sup> February 2022 in the hotel Leela Ambience, Gurugram with NAREDCO and CREDAI being the event partners in this conference. M/s Primus Partners were the knowledge partners in conducting Haryana Urban Development Conclave.</p> <p>The key issues discussed in the conclave were as under:</p> <ol style="list-style-type: none"> <li>1. Common areas in licensed colonies</li> <li>2. Discussion on issues pertaining to DDJAY, NILP and AGH</li> <li>3. Discussion on issues related to internal and external infrastructure development and sectoral plan implementation issues relating to development of 24- meters road</li> <li>4. Phasing of projects in licensed colonies</li> <li>5. Resolution of stressed assets</li> <li>6. Streamlining the functioning of TCP Department, implementation of digital interventions and strengthen structural safety certification mechanism.</li> </ol> <p>Chairmen of RERA authorities across the country had attended the conference and shared their opinions and suggestions on the matters discussed in the panel.</p> <p>Key outcomes envisaged from the Urban Development Conclave were as under:</p> <ol style="list-style-type: none"> <li>1. Learning from good practices of other states.</li> <li>2. Reduced regulatory burden.</li> <li>3. Better interface of RERA with the Government.</li> </ol>

			<p>4. Identifying digital interventions for effective functioning of the department.</p> <p>5. Putting in place a robust mechanism for structural safety.</p> <p>Addressing the issues pertaining to infrastructure</p>
		2.	<p>The Authority through insertion of various notices in the print media as well as interaction with the promoters, allottees and various institutions has been creating awareness among the various stake holders i.e. the promoters, allottees and the real estate agents about the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules &amp; Regulations, made thereunder. The Authority is also a member of All India Forum of Real Estate Regulatory Authorities (<b>AIFORERA</b>) which has been formed to facilitate exchange of views between various Real Estate Authorities. This forum has been holding seminars to enhance knowledge on the issues connected with the regulation and promotion of real estate sector.</p>
		3..	<p><b>SEWOCON (Seminar, conference, and workshop):</b></p> <p>The authority is organizing a 2 days SEWOCON, an amalgamation of Seminar, Workshop and Conference to address the issues pertaining to the real estate in Gurugram that have remained unresolved for a very long period of time. The heads of RERAs of all the States shall participate in the SEWOCON and the Haryana Real Estate Regulatory Authority Gurugram in association with the Town and Country Planning Department and Haryana Real Estate Regulatory Authority, Panchkula shall organise the SEWOCON. The officers of District Administration and all the officials concerned with the Department shall discuss the issues in an open forum. The topics that will be taken up for discussion are Streamlining the functioning of TCP Department, implementation of digital interventions and strengthen structural safety certification mechanism, resolution of stressed assets, phasing of projects in licensed colonies, discussion on mechanisms to maximise EDC recovery, issues related to internal and external infrastructure development and sectoral plan implementation issues relating to development of 24 meter roads, issues relating to electrical infrastructure and fire, issues pertaining to DDJAY, NILP and AGH, common areas in licensed colonies.</p>





गुरुग्राम में आरडब्ल्यू के लिए 29 अप्रैल को आयोजित होने वाले पहले सेवोकॉन कार्यक्रम को लेकर लोक निर्माण विश्रामगृह में आयोजित बैठक की अध्यक्षता करते हुए हररा गुरुग्राम के चेयरमैन डा. के के खण्डेलवाल। उनके साथ नगर निगम आयुक्त मुकेश आहुजा, उपायुक्त निशांत कुमार यादव तथा डीसीपी मुख्यालय आस्था मोदी भी हैं।

## Capacity Building

V.	CAPACITY BUILDING
	<p>1. In exercise of the powers conferred on it under section 85(2)(h) read with section 34(e) of the Real Estate (Regulation and Development) Act, 2016 and all other powers enabling it in that behalf the Haryana Real Estate Regulatory Authority Gurugram, made the Haryana Real Estate Regulatory Authority Gurugram (Fixing of Standard Fees to be Levied on the Promoter) Regulations, 2021 in supersession of regulations made earlier specifying the processing fee for scrutiny of application of registration of real estate project under section 4 of the Real Estate (Regulation and Development) Act, 2016 read with rule 3 of the Haryana Real Estate (Regulation and Development) Rules, 2017, processing fees to be accompanied with the application for grant of extension of real estate project under section 6 of the Real Estate (Regulation and Development) Act, 2016 read with rule 6 of the Haryana Real Estate (Regulation and Development) Rules, 2017 and the standard fees levied upon delay in making an application for registration/extension of real estate project with the Authority.</p> <p>The purpose of the Haryana Real Estate Regulatory Authority Gurugram (Fixing of Standard Fees to be Levied on the Promoter) Regulations, 2021 was to specify levy of standard fee for processing the application for registration/extension of real estate project with the Authority as per section 34(e) of the Act wherein the authority is authorised “to fix through regulations for each area under its jurisdiction the standard fees to be levied on the allottees or the promoter or the real estate agent, as the case may be.”</p>
	<p>2. The sale of Apartments/Floors in a real estate project should be made on carpet area basis as has been defined in section 2(k) of the Act <i>ibid</i>. The definition of super area as provided in various builder-buyer agreements is vague and there are wide variations in the definition. The property is not properly described by way of mentioning super area</p>

		without specifically giving details and breakup of the components included in the super area. The practice of sale of real estate on super area basis is illegal, misleading, ambiguous, opaque, and gives rise to confusion and complexities and at times result into avoidable litigation and therefore 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 of the grievance received by it from time to time the Haryana Real Estate Regulatory Authority, Gurugram.
	3.	<b>Initiatives for greater awareness of the Act, Rules or Regulations made thereunder</b>
		The authority has taken initiatives to raise public awareness on the Act, Rules or Regulations made thereunder. The provisions of the Act, Rules and Regulations made thereunder are given prominence in the gallery of the Authority through posters. The idea is to educate the public and promoters about the provisions of the Act.

## International Engagements

<b>VI.</b>	<b>INTERNATIONAL ENGAGEMENTS</b>
	There were no international engagements during the year

## Impact on Allottees

RERA was enacted to ensure regulation and promotion of Real Estate Sector in an efficient, transparent and accountable manner and to protect the interest of homebuyers. This transformative legislation seeks to address vital issues of fair transactions, timely delivery and quality construction through speedy adjudication of disputes, thus empowering the home buyers. Enactment of RERA marked the beginning of a new era in Real Estate Sector and a step towards reforming the sector, encouraging greater transparency, citizen centricity, accountability, and financial discipline.

**Timely Possession of Apartments:** The issue of delayed possession of apartments by developers is addressed suitably. Developers failing to meet the agreed-upon delivery dates are now liable to pay interest to homebuyers. RERA not only ensures timely possession of units but also holds developers accountable for any deviations from agreed-upon schedules, thus protecting the interests of homebuyers.

**Transparency in saleable area and Buyer Consent:** Significant reforms have been introduced to address the faulty practices by builders in defining the 'carpet area,' ensuring that buyers are aware of the actual usable space they are purchasing. RERA has mandated a clear definition of the carpet area, providing clarity and fairness to homebuyers. Moreover, RERA also mandates that developers seek the consent of the buyers before making any changes to the project's design or structure of the property. This ensures that buyers have a say in important decisions that may affect their investment and living experience.

**Quality Assurance:** RERA has addressed the longstanding concern of buyers regarding the quality of construction. Under RERA regulations, developers are legally obligated to rectify any structural defects that occur in the property up to five years from the date of possession. In case of structural defects, developers are required to promptly repair them without imposing any additional charges on the buyers. This not only protects the investment of homebuyers but also instils confidence in the integrity and reliability of developers.

**Designated Use of allottee funds:** One of the key provisions requires developers to deposit 70% of the funds received from buyers into an escrow account. This measure

serves to safeguard the interests of buyers by ensuring that their investments are utilized solely for the intended project. Furthermore, the withdrawal of funds from the escrow account is subject to approval from designated professionals such as architects, engineers and chartered accountants hired by the developer. By implementing this mechanism, RERA aims to prevent the diversion of funds for other projects and promote transparency and accountability in real estate transactions.

**Quick Dispute Resolution Mechanism:** The Real Estate Regulatory Authority (RERA) has introduced a robust dispute resolution mechanism aimed at addressing grievances between builders and buyers in the real estate sector. One of the key features of RERA is the establishment of regulatory bodies and appellate tribunals in each state to oversee and resolve builder-buyer disputes in an impartial, transparent, and accessible way being fair to all parties involved. Under the Act, any person aggrieved by the actions or decisions of a builder or developer can seek redressal through the regulatory body or appellate tribunal established under the RERA authority. These bodies are empowered to adjudicate on various matters, including project delays, quality issues, unfair practices, and contractual disputes.

**Clearance & Approval Transparency:** With the implementation of the Real Estate Regulatory Authority (RERA), transparency and accountability have become paramount in the real estate sector. Under RERA provisions, builders and agents are required to register themselves with the regulatory authority before promoting or selling any real estate project. This registration process entails disclosing comprehensive details about the project, including land titles, approvals, timelines, and financials. Builders must provide all necessary information to the regulator, ensuring transparency and clarity for potential buyers. Furthermore, RERA mandates that builders can only commence selling projects once they have obtained all the necessary clearances and approvals from relevant authorities.

**Credibility in Real Estate Advertising:** Developers are required to provide accurate details about the project, including specifications, amenities, timelines, and pricing, ensuring that buyers make informed decisions based on reliable information. Every advertisement related to real estate projects must display the RERA registration number so that buyers can easily verify the authenticity of the project and the developer's compliance with regulatory norms.

**Comprehensive Information:** After the establishment of the Regulatory Authority, all builders and agents must complete their registration process. This includes registering their projects and submitting financial statements, copies of legal title deeds, and other relevant documents. Upon completion of the registration process, a registration number is provided to them which determines the credibility of the developer and the project. Hence, it is imperative to ensure that the project you are interested in is registered with RERA.

## Impact on Promoters

1. **Full and complete disclosure on the website:** RERA has made it mandatory for every property builder to post information of projects on their websites. Builders are also required to clearly specify all the relevant data and specifications about the property on their website. Information concerning the title of the deed, co-owners, details about common space and amenities.
2. **Interest levied for delay in the completion of projects:** Significant delays in the project deliveries had become a common deal in the world of real estate. With RERA in operation there is expected to be a significant reduction in the trend of delay in project deliveries. The builders are charged interest and penalties for the period of delay.
3. **The above provision of RERA has significant impact on real estate and the way property is transacted. A few important observations are as below:**
  1. The number of projects launched will not be the same as before since the builders and promoters need to understand the impact of the Real Estate Regulation and Development Act.
  2. Dishonest and fraudulent builders will not be able to sustain themselves in the real estate market due to the enactment of the Real Estate Regulation and Development Act.
  3. Financial discipline will be further encouraged.
  4. The developers and builders will face less competition in the market since the scamming promoters will be gone.



## Impact on Real Estate Agents

**Formal Recognition as Key Stakeholder-** RERA has formalized the role of Agents or Broker in the industry by making it mandatory for them to get registered with RERA. Now a property Agent or broker, whether individual or an institution cannot deal in purchase of new projects until and unless he does not have a registration number. The developers now have to mention the property brokers, who have tied up with him for the sale of flat, thus formally acknowledging him as an important part of the network.

**Agents or Brokers will be held accountable for misrepresentation of facts-** Agents or Brokers were not governed by any regulation earlier. Now they will be governed under RERA and there are severe penalties in case they are found guilty of misconduct. They will also be accountable for misrepresentation of any facts by the builders whose project they are selling, thus ensuring that the agent or broker does some level of due diligence himself before undertaking the sale of any project.

**The brokerage industry will become more transparent-** The broker will have to maintain and regularly submit their audited books of accounts to the RERA. They will have to follow a more customer centric approach in the new RERA environment, as they can also be taken to the RERA appellate tribunal by the buyer in case of any fraudulent dealing.

## Impact on Economy

The real estate sector is an important contributor to the Indian economy and its significance increases after the enactment of the RERA Act. It plays a significant role in India's economy and contributes to the country's Gross Domestic Product (GDP) through various channels. It encompasses various activities related to land and property, including buying, selling, renting, leasing, and development of residential, commercial, industrial, and retail spaces. With the increased transparency, accountability, and professionalism brought by RERA, the real estate sector is poised for growth. The Act has increased the confidence of homebuyers and investors in the sector, which has led to an increase in demand for real estate.

RERA is one of the most significant regulatory reforms introduced in the Indian real estate sector. It aims to protect the interests of homebuyers and promote transparency, accountability, and efficiency in real estate transactions. This reform aims to safeguard buyer interests, improve investor confidence, and streamline the industry, thus influencing the market's growth trajectory.

RERA has helped a lot in the proper development of Real Sector in India, which is one of the biggest contributors to our Indian Economy. Few remarkable provisions in RERA Act are as under:

1. **Increased Transparency and Accountability:** RERA has made it mandatory for developers to register their projects with the regulator and provide regular updates on their progress. This has increased transparency and accountability in the sector, as buyers can now access detailed information about the project before investing.
2. **Timely Delivery of Projects:** RERA has set strict timelines for project completion and possession, which has incentivized developers to complete their projects on time. This has increased the confidence of homebuyers in the sector, as they can now expect timely delivery of their homes.
3. **Reduced Fraud and Misrepresentation:** RERA has made it mandatory for developers to disclose all details of their projects, including the land title, project plan, and financial details. This has reduced instances of fraud and

misrepresentation by developers, as buyers can now verify the information provided by developers.

4. **Increased Investor Confidence:** RERA has increased the confidence of investors in the real estate sector, as it has brought in more transparency and accountability. This has led to increased investments in the sector, which has resulted in the development of more projects and increased job opportunities.
5. **Increase in Property Prices:** RERA has increased the cost of compliance for developers, which has led to an increase in property prices. However, this increase in prices is justified as it ensures timely delivery and quality of the project, which benefits the home buyers in the long run.

Residential and commercial real estate are increasingly taking precedence over other conventional asset classes like fixed deposits or gold as more Indians invest their money in wealth-building strategies that can improve their standard of living. Many Indian households still use the real estate market as a major savings vehicle, and recent regulatory changes have further increased consumer confidence.

In conclusion, the future outlook for real estate investments under RERA is promising. With the potential for growth and stability in the sector, continued reform and improvement in the implementation of the Act, and opportunities for investors to invest in RERA-compliant projects, the real estate market in India is likely to become more transparent, accountable, and customer-friendly in the years to come.

It also plays a vital role in employment generation as this sector is employing a large labour force in nation building. Many skilled and unskilled workers are absorbed by construction and allied activities, and a significant number are employed from rural areas where agriculture remains the only source of employment. Moreover, the implementation of the RERA Act, improvements in labour laws, and better overall compliance have resulted in significant strides being made in recent years, benefiting those engaged in the Indian real estate sector. This industry has a significant multiplier effect throughout the entire supply chain.

## **Registration of Projects and Real Estate Agents under the Act**

### **REGISTRATION OF REAL ESTATE PROJECTS**

Section 3. Prior registration of real estate project with Real Estate Regulatory Authority.—(1) No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act: Provided that projects that are ongoing on the date of commencement of this Act and for which the completion certificate has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of this Act: Provided further that if the Authority thinks necessary, in the interest of allottees, for projects which are developed beyond the planning area but with the requisite permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provisions of this Act or the rules and regulations made thereunder, shall apply to such projects from that stage of registration.

### **REGISTRATION OF REAL ESTATE AGENTS**

9. Registration of real estate agents.—(1) No real estate agent shall facilitate the sale or purchase of or act on behalf of any person to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being the part of the real estate project registered under section 3, being sold by the promoter in any planning area, without obtaining registration under this section.

## **In relation to Projects**

During the financial year 2021-22, a total of 98 real estate projects (i.e., 18 affordable group housing, 22 residential plotted colony under DDJAY scheme, 10 commercial high rise, 11 commercial plotted colony, 4 group housing, 6 residential plotted colony and 27 residential floors) have been registered with the authority. Details of the 98 projects are attached as annexure-A.

## In relation to Real Estate Agents

During the F.Y 2021-2022 total 259 real estate agents were registered with the authority. The list of projects along with other details has been attached as **Annexure B**

## Number of cases filed before the Authority and the Adjudicating Officer for settlement of disputes and number of cases disposed of

S.N.	No. of cases filed with the Authority from 01.04.2021 to 31.03.2022	No. of cases disposed of and dismissed by the Authority from 01.04.2021 to 31.03.2022
	2010	1252
S.N.	No. of cases filed with the Adjudicating officer from 01.04.2021 to 31.03.2022	No. of cases disposed of and dismissed by the Adjudicating Officer from 01.04.2021 to 31.03.2022.
	64	265

## 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

<b>D.</b>	<b>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</b>		
	<b>S.N.</b>	<b>Details</b>	<b>Remedial steps taken</b>
	1	List attached at annexure D	



## 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

### SUBJECT

Before Real Estate (Regulation and Development) Act, 2016 there was lack of a legal description for the term “carpet area”. The Real Estate (Regulation and Development) Act, 2016 has provided clear definition of carpet area which now has addressed the vagueness and uncertainty in this regard. The term carpet area has been specifically and clearly defined under section 2(k) of the Act *ibid*.

### STEPS TAKEN

The Haryana Real Estate Regulatory Authority, Gurugram (Sale of Apartments/Floors in a Real Estate Project on the basis of Carpet Area) Regulations, 2021 have been notified in the Haryana Government gazette vide notification No. 22/RERA GGM Regulations 2021 dated 7th May 2021.

### RESULTS ACHIEVED

Any violation of these regulations by the promoter or real estate agent will have serious implications and penal proceedings shall be initiated against them. **[Penalty against the promoter for non-compliance for these regulations:** For any act of violation or non-compliance of these regulations by the promoter, penal proceedings shall be initiated as per the following provisions of the Real Estate (Regulation and Development) Act, 2017:

- a. The promoter shall be liable for revocation of registration of real estate project under section 7(1)(c). Where ever the promoter is found indulging in unfair trade practice/fraudulent practice of selling the Apartment/Floor in a real estate project on the basis of super area/covered area/ sale area or any other nomenclature except on carpet area, the Authority may, on receipt of a complaint or suo-motu in this behalf or on recommendation of the competent authority, revoke the registration granted under section 5 to the promoter or section 9 to the real estate agent of the Real Estate (Regulation and Development) Act, 2016 as the case may be.

b. Penal action including imposition of penalties by the Authority in exercise of its powers under section 34(f) and section 38 or both. If the promoter contravenes the provisions of these regulations, he shall be liable under section 61 to a penalty which may extent upto five percent of the estimated cost of the real estate project as determined by the Authority.

Penalty against the real estate agent for non-compliance for these regulations: If any promoter is found indulging in facilitating sale of a real estate unit i.e. apartment/floor on any other basis except on carpet area basis, it shall be treated as involvement in unfair trade practice under section 10 of the Real Estate (Regulation and Development) Act, 2016 and proceedings for revocation of registration of such errant real estate agent may be initiated as per provisions of section 9(7) of the Act *ibid*.

It is clarified here that regulations 6(ii) and (iii) shall be applicable to all real estate projects, irrespective of the fact that they are registered/registerable or exempted from registration. Further, for providing any false information regarding sale on the basis of carpet area, the promoter shall be liable to a penalty, which may extend to up to five percent of the estimated cost of the real estate project, as determined by the Authority.

Any sale of real estate project on any other basis except on carpet area basis after Real Estate (Regulation and Development) Act, 2016 coming into force may be declared as null and void by the Authority.

**Statements on direction of the Authority and the penalty imposed for contraventions of the act and the rules and regulations made thereunder and statement on interest and compensation ordered by the Adjudicating Officer**

HARERA Gurugram, List of Penalties Since 01.04.2021 onward			
S. no.	Complaint ID	Name of the Penalty giver	Amount
		Opening Balance as on 01.04.2021	1,80,10,000.00
444	CR/541/2019	Mthfeem India Pvt. Ltd.	5,000.00
445	CR/2040/2018	Shree Vardman Infrahome Pvt. Ltd.	10,000.00
446	CR/282/2019	Shree Vardman Infrahome Pvt. Ltd.	10,000.00
447	CR/281/2019	Shree Vardman Infrahome Pvt. Ltd.	10,000.00
448	CR/280/2019	Shree Vardman Infrahome Pvt. Ltd.	10,000.00
449	CR/279/2019	Shree Vardman Infrahome Pvt. Ltd.	10,000.00
450	CR/278/2019	Shree Vardman Infrahome Pvt. Ltd.	10,000.00
451	CR/2509/2018	Shree Vardman Infrahome Pvt. Ltd.	10,000.00
452	CR/2350/2018	Shree Vardman Infrahome Pvt. Ltd.	10,000.00
453	CR/606/2021	Adani M2K Projects LLP	10,90,000.00
454	GRG/2895/2021	M3M India Pvt. Ltd.	5,00,000.00
455	CM/169/2021	Citra Properties Ltd.	7,00,000.00
		<b>Penalties Deposited</b>	<b>-2,03,85,000.00</b>
456		Chaahat Homes Infratech Pvt. Ltd.	7,00,000.00
457	CR/5003/2021	IREO Pvt. Ltd.	5,000.00
458	RERA-GRG-6282-2019	Gentle Realtors Pvt. Ltd. (M3M India Pvt. Ltd.)	25,00,000.00
459	RERA-GRG-2776-2021	M3M India Pvt. Ltd.	2,50,00,000.00
460	RERA-GRG-1521-2021	M3M India Pvt. Ltd.	25,00,000.00
461	RERA-GRG-1358-2021	M3M India Pvt. Ltd.	50,00,000.00
462	RERA-GRG-1358-2021	M3M India Pvt. Ltd.	50,00,000.00
463	RERA-GRG-1358-2021	M3M India Pvt. Ltd.	50,00,000.00
464	RERA-GRG-1521-2021	M3M India Pvt. Ltd.	20,000.00
465	RERA-GRG-2552-2020	Stadia Infrastructure Projects Pvt. Ltd.	1,00,000.00
			4,58,25,000.00
		<b>Penalties Deposited</b>	<b>-4,58,25,000.00</b>
466	CR/4725/2020,CR/2029/	Supertech Limited	40,000.00
		<b>Total</b>	<b>40,000.00</b>

24/4/24

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## Investigations and inquiries ordered by the Authority or the Adjudicating Officer

<b>G.</b>	<b>INVESTIGATIONS AND INQUIRIES ORDERED BY THE AUTHORITY OR THE ADJUDICATING OFFICER</b>
	Information attached as Annexure D

## Orders passed by the Authority and the Adjudicating Officer

H.	ORDERS PASSED BY THE AUTHORITY AND THE ADJUDICATING OFFICER
	<p>Total number of complaints received in authority on 01/04/2021 to 31/03/2022- <b>2010</b></p> <p>Total number of complaints received by Adjudicating Officer on 01/04/2021 to 31/03/2022- <b>64</b></p> <p>Total number of executions received in authority w.e.f. 01/04/2021 to 31/03/2022- <b>407</b></p> <p>Total number of complaints disposed in authority w.e.f. 01/04/2021 to 31/03/2022- <b>1252</b></p> <p>Total number of complaints disposed by the Adjudicating Officer w.e.f. 01/04/2021 to 31/03/2022- <b>265</b></p> <p>Total number of executions disposed by the Adjudicating Officer w.e.f. 01/04/2021 to 31/03/2022- <b>96</b></p>

## Execution of the orders of the Authority and imposition of penalties

<b>I.</b>	<b>EXECUTION OF THE ORDERS OF THE AUTHORITY AND IMPOSITION OF PENALTIES</b>					
(i)	Monetary penalties – list of penalties for the F.Y 2021-2022 attached as <b>Annexure C</b>					
(ii)	Matters referred to court under section 59 – 1 notice has been sent the details are as under:					
	<b>S No.</b>	<b>Complaint date</b>	<b>Name of promoter</b>	<b>Name of promoter</b>	<b>District</b>	<b>Complaint id</b>
	<b>1</b>	<b>26-05-2021</b>	<b>ASJ Finsolution pvt ltd</b>	<b>The Orion</b>	<b>Gurugram</b>	<b>RERA-GRG-2290-2021</b>
(iii)	Matters referred to court for execution of order under section 40 - NIL					

## Execution of the orders of the Adjudicating Officer and imposition of interest and compensation

<b>J.</b>	<b>EXECUTION OF THE ORDERS OF THE ADJUDICATING OFFICER AND IMPOSITION OF INTEREST AND COMPENSATION</b>	
	<b>(i)</b>	<b>Interest and compensations</b>
		NIL
	<b>(ii)</b>	<b>Matters referred to court for execution of order under section 40</b>
		NIL



## Appeals

**Section 43(5) of the Real Estate (Regulation and Development) Act, 2016 provides as under:**

***“43. Establishment of Real Estate Appellate Tribunal. –***

- (5) Any person aggrieved by any direction or decision or order made by the Authority or by an adjudicating officer under this Act may prefer an appeal before the Appellate Tribunal having jurisdiction over the matter:*

*Provided that where a promoter files an appeal with the Appellate Tribunal, it shall not be entertained, without the promoter first having deposited with the Appellate Tribunal at least thirty per cent of the penalty, or such higher percentage as may be determined by the Appellate Tribunal, or the total amount to be paid to the allottee including interest and compensation imposed on him, if any, or with both, as the case may be, before the said appeal is heard.*

*Explanation. —For the purpose of this sub-section "person" shall include the association of allottees or any voluntary consumer association registered under any law for the time being in force.”*

As per Section-43(5) of the Real Estate (Regulation & Development) Act, 2016, any person aggrieved by any direction or decision or order made by the Authority or by the Adjudicating Officer under the RERA Act, 2016 may prefer an appeal before the Appellate Tribunal having jurisdiction of the matter. Further, where a promoter files an appeal with the Tribunal, it shall not be entertained without the promoter first having deposited with the Appellate Tribunal at least 30% of the penalty or such higher percentage as may be determined by the Appellate Tribunal, or the total amount to be paid to the allottee including interest or compensation imposed on him, if any, or with both, as the case may be, before the said appeal is heard. In a few cases, the Tribunal while dismissing the appeals has inter-alia ordered that such pre-deposit amount be transferred to the Authority for transferring the same to the appellant/ allottee, as the case may be. The Authority framed a policy for refund of the amount so received from the Appellate Tribunal. An application in the given proforma along with copy of the orders of the Tribunal is to be filed by the person claiming as entitled for the refund, along with an affidavit that no order has been passed by any court/ authority against disbursement of the amount.

**Amount Received form the Haryana Real Estate Appellate Tribunal under section -43(5) of the RERA Act, 2016 (from 01.04.2021 to 31.03.2022)**

Information attached at **Annexure E**

**References received from  
the appropriate  
government under  
section 33**

L.	REFERENCES RECEIVED FROM THE APPROPRIATE GOVERNMENT UNDER SECTION 33
	No reference under section 33 received from the Government.

## Advocacy measures under sub-section (3) of section 33

<b>M.</b>	<b>ADVOCACY MEASURES UNDER SUB-SECTION (3) OF SECTION 33</b>						
	<p>Sub section 3 of Section 33 of the Real Estate (Regulation and Development) Act, 2016 provides as under:</p> <p>“33. Advocacy and awareness measures:</p> <p>(3)The Authority shall take suitable measures for the promotion of advocacy, creating awareness and imparting training about laws relating to real estate sector and policies.”.</p> <p>As the year embarked outbreak of COVID 19 and there were restrictions imposed by the Government on assembly of people therefore seminars and workshops were not held during the year.</p>						
	<table border="1"> <tr> <td data-bbox="305 772 380 989"><b>(a)</b></td><td data-bbox="380 772 1385 821"><b>Training and awareness programmes for the real estate agents</b></td></tr> <tr> <td data-bbox="305 821 380 905">(i)</td><td data-bbox="380 821 1385 905">Awareness and training programmes for the real estate agents were conducted in the virtual mode</td></tr> <tr> <td data-bbox="305 905 380 989">(ii)</td><td data-bbox="380 905 1385 989">Grievance redressal camps were organized for the allottees on 1st and 3rd Monday of every month for the allottees which was attended by very small bunch of people</td></tr> </table>	<b>(a)</b>	<b>Training and awareness programmes for the real estate agents</b>	(i)	Awareness and training programmes for the real estate agents were conducted in the virtual mode	(ii)	Grievance redressal camps were organized for the allottees on 1st and 3rd Monday of every month for the allottees which was attended by very small bunch of people
<b>(a)</b>	<b>Training and awareness programmes for the real estate agents</b>						
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(ii)	Grievance redressal camps were organized for the allottees on 1st and 3rd Monday of every month for the allottees which was attended by very small bunch of people						
	<table border="1"> <tr> <td data-bbox="305 989 380 1192"><b>(b)</b></td><td data-bbox="380 989 1385 1192"> <b>Training of the staff of the authority for better functioning of the authority</b> <p>The COVID 19 and the lockdown had an impact on the real estate industry as well as the working of the authority. Keeping this in view and to cope up with change with the Covid protocols the Hon'ble Chairman of the authority held various workshops to train the employees regarding conducting virtual hearings of projects, conveying deficiencies via online mode and various other communications.</p> </td></tr> </table>	<b>(b)</b>	<b>Training of the staff of the authority for better functioning of the authority</b> <p>The COVID 19 and the lockdown had an impact on the real estate industry as well as the working of the authority. Keeping this in view and to cope up with change with the Covid protocols the Hon'ble Chairman of the authority held various workshops to train the employees regarding conducting virtual hearings of projects, conveying deficiencies via online mode and various other communications.</p>				
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## Administration and establishment matter

### ADMINISTRATION AND ESTABLISHMENT MATTERS:

#### 1. Report of the Secretary

The Administration wing of the authority is responsible for providing various support services for smooth and proper discharge of functions by the authority. This wing is responsible for establishment matters, awareness and advocacy measures, library and documentation requirements, convening authority meetings and custody of records of the authority meetings. It also provides common support services to the authority such as driver, mechanic, electrician, peons, chowkidar, sweeper, etc. as deemed necessary from time to time.

The service rules of the Haryana Real Estate Regulatory Authority, Gurugram are pending with the State Government for approval and the regular staff shall be engaged in the authority after the service rules come into force, but for the time being in order to cope up with the work of the authority, it was imperative to engage certain legal and other technical professionals, who shall assist the authority in discharge of its functions as per the provisions of the Act or rules or regulations made thereunder. These legal and other technical professionals were inducted in the authority on varying nomenclature according to academic qualification and experience.

The administration wing comprises of the office of Executive Director cum Secretary who is overall in charge of the administration of the Authority and different other cells as given below:

#### I. Establishment Cell

This cell deals with all establishment/personnel /human resource matters including finalization of terms and conditions of services; and it also supports the Authority in providing secretarial assistance, record keeping, receipt and dispatch and coordinating with all other wings.

#### II. Awareness and Advocacy Cell

Section 33 provides for taking suitable measures for the promotion of advocacy, creating awareness and imparting training about laws relating to real estate sector and policies.

Awareness and Advocacy cell help in establishing and maintaining the lines of communication between the Authority and stake holders. It also interacts/interfaces with media for publicizing the tenets of Act for the awareness of general public, operationalization of various social-medias pertaining to Authority, bringing out reports, general, magazine, newsletter including e-Publications.

#### III. Library & Documentation Cell

This cell is to maintain the entire corpus of documentation/literature and archives of the Authority.

**IV. Authority Affairs Cell**

This cell is to convene the meeting of the Authority and prepare the agenda items of such meetings and record the minutes of the meetings, maintain and update the decisions taken in the meetings, it also draft/compile monthly/annual reports of the Authority.

**V. Common Support Services Cell**

This cell is to provide auxiliary staff for housekeeping, cleaning, watch & ward, and for other services for smooth functioning of the office.

## 2. COMPOSITION OF AUTHORITY

### Staff Position (2021-22) as on 31.03.2022.

#### Hon'ble Chairman Office (Dr. K.K Khandelwal, I.A.S Retd.)

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. Subhash Chander	OSD	Govt. Employee (On deputation)
2.	Sh. Satvir Singh	Private Secretary	Retd. Govt. Employee
3.	Ms. Bharti	Management Executive (CRM)	Outsourced Employee
4.	Sh. Sumit Kumar	Court Orderly	Outsourced Employee
5.	Sh. Teeka Ram Pandey	Driver	Outsourced Employee
6.	Sh. Kamal Parshad	Peon	Outsourced Employee

#### Hon'ble Member (Sh. Samir Kumar, I.A.S. Retd.) (Retd. on 26.10.2021)

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. H.R. Mehta	Personal Assistant	Retd. Govt. Employee
2.	Sh. Krishan Gopal	Driver	Outsourced Employee
3.	Sh. Hunny Verma	Peon	Outsourced Employee

#### Hon'ble Member (Sh. Vijay Kumar Goyal)

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. Ram Niwas	Private Secretary	Retd. Govt. Employee
2.	Sh. Mirnal Malik	Driver	Outsourced Employee
3.	Sh. Sandeep Kumar	Peon	Outsourced Employee

**Secretary (Sh. Partap Singh, HCS (Retd.))**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. Rahul	Driver	Outsourced Employee
2.	Sh. Amit	Peon	Outsourced Employee

**Administrative Officer (Petitions)-cum-Registrar (Sh. S.C. Goyal District & Sessions Judge Retd.)**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. Yogesh Bharti	Driver	Outsourced Employee
2.	Sh. Pardeep Kumar	Court Orderly	Outsourced Employee

**Adjudicating Officer (Adjudication Cell)**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. Rajender Kumar	Adjudicating Officer	Retd. Govt. Employee
2.	Sh. Sunder Lal Chanana	Personal Assistant	Retd. Govt. Employee
3.	Sh. Ranjit Singh	Reader	Retd. Govt. Employee
4.	Sh. Lomesh Pratap Singh	Legal Executive	Outsourced Employee
5.	Ms. Vandana Rai	Legal Executive	Outsourced Employee
6.	Ms. Jyoti	Steno Typist (English)	Outsourced Employee
7.	Sh. Rahul	Multi-Tasker	Outsourced Employee
8.	Sh. Naveen Pandey	Court Orderly	Outsourced Employee
9.	Sh. Mahender Kumar Verma	Record Keeper cum Process Server	Outsourced Employee

**Awareness & Advocacy Cell**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Ms. Deepa Malik	Grievance Redressal & Public Relation Officer	On Contract Basis
2.	Ms. Manshi Bansal	Copy Writer-cum-Copy Editor	Outsourced Employee
3.	Sh. Roshan Singh	Peon	Outsourced Employee

**Authority Affairs Cell**

Sr.	Name of the	Name of the Post	Remarks
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No.	Officer/Official		
1.	Ms. Ankita Pandey	Assistant Secretary	Outsourced Employee

**Administration /Establishment Cell**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. Ranbir Singh Tewatia	Executive Admn. & Estt.	Retd. Govt. Employee
2.	Sh. Anchul Kumar	Graphic Designer	Outsourced Employee
3.	Sh. Mahesh Kumar	Peon	Outsourced Employee

**Accounts Cell**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Ms. Sadhana	Accounts Officer	Govt. Employee on deputation from Finance Department
2.	Sh. Pradeep Sharma	Accounts Executive	Outsourced Employee
3.	Sh. Sunil Kumar Arya	Accounts Assistant	Outsourced Employee
4.	Sh. Anil Kumar	Record Keeper-cum-Process Server	Outsourced Employee
5.	Sh. Kapil Dev	Caretaker	Outsourced Employee

**EDC Recovery Cell**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. Shiv Rattan Singh Tanwar	Executive Accounts	Retd. Govt. Employee
2.	Ms. Asha	Chartered Accountant	Outsourced Employee

**Legal Cell**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Ms. Geeta Rathee Singh	Legal Officer	Outsourced Employee
2.	Ms. Anju Kumari	Legal Executive	Outsourced Employee

**Petitions/Complaint Cell**

Sr.	Name of the	Name of the Post	Remarks
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No.	Officer/Official		
1.	Sh. Ajit Singh	Legal Officer	Retd. Govt. Employee
2.	Ms. Chetna Rao	Legal Executive	Outsourced Employee
3.	Ms. Poornima Rao	Legal Executive	Outsourced Employee
4.	Sh. Dheeraj Raj	Legal Executive	Outsourced Employee
5.	Sh. Bhanu Mangla	Legal Executive	Outsourced Employee
6.	Ms. Poonam	Legal Executive	Outsourced Employee
7.	Ms. Ritu Jangra	Legal Executive	Outsourced Employee
8.	Ms. Deeksha	Legal Executive	Outsourced Employee
9.	Ms. Simran	Legal Executive	Outsourced Employee
10.	Ms. Charu Aggarwal	Legal Executive	Outsourced Employee
11.	Ms. Shaheen Nirmal	Legal Executive	Outsourced Employee
12.	Sh. Kshitiz	Legal Executive	Outsourced Employee
13.	Sh. Dhruv Lamba	Junior Legal Executive	Outsourced Employee
14.	Sh. Sandeep Kumar Mehta	Junior Legal Executive	Outsourced Employee
15.	Sh. Karmbir	Record Keeper-cum-Process Server	Outsourced Employee

### **Notice Branch**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. R.K. Goel	Assistant Registrar	Retd. Govt. Employee
2.	Sh. Roshan Singh	Legal Executive	Outsourced Employee
3.	Sh. Bharat Yadav	Legal Executive	Outsourced Employee
4.	Sh. Rahul	Data Entry Operator-cum-Engineering Assistant	Outsourced Employee
5.	Ms. Geeta Yadav	Copy Writer-cum-Copy Editor	Outsourced Employee
6.	Sh. Tarun Rana	Record Keeper-cum-Process Server	Outsourced Employee

### **Court Proceedings/Complaints Hearing Cell**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Ms. Naresh Kumari	Judgement Writer/ Sr. Scale Stenographer	Retd. Govt. Employee
2.	Sh. Arjun Kumar Aggarwal	Reader	Retd. Govt. Employee

**Engineering Cell**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. Sumeet	Engineering Executive	Outsourced Employee
2.	Sh. Nikhil Sharma	Engineering Executive	Outsourced Employee

**Project/Agent Registration Cell**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. Ashish Kush	Planning Executive	Outsourced Employee
2.	Ms. Jyoti Yadav	Planning Executive	Outsourced Employee
3.	Ms. Prachi Singh	Planning Executive	Outsourced Employee
4.	Sh. Naresh Kumar	Chartered Accountant	Outsourced Employee
5.	Ms. Neeraj Gautam	Associate Architectural Executive	Outsourced Employee

**Help Desk (Reception)**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. Sunil Kaushik	Computer Operator	Outsourced Employee

**RTI Cell**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. Abhay Singh Yadav	Executive Legal	Retd. Govt. Employee
2.	Ms. Sapna Yadav	Clerk/Typist	Outsourced Employee

**IT Cell**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. Harpal Singh	IT Officer/Programmer	Outsourced Employee
2.	Sh. Brijesh Kumar	IT Officer/Programmer	Outsourced Employee

**Library & Documentation Cell**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. Umesh	Library Assistant	Outsourced Employee

**Common Sport Services Cell**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
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1.	Sh. Rahul	Driver	Outsourced Employee
2.	Sh. Anoop Singh	Driver	Outsourced Employee
3.	Sh. Rakesh Kumar	Driver	Outsourced Employee
4.	Sh. Brij Kishor	Driver	Outsourced Employee
5.	Sh. Sambhu Ram	Chowkidar	Outsourced Employee
6.	Sh. Sandeep B.K.	Chowkidar	Outsourced Employee
7.	Sh. Dinesh Kumar	Chowkidar	Outsourced Employee
8.	Sh. Naresh Kumar Saini	Mali	Outsourced Employee
9.	Sh. Ravi Kumar	Sweeper	Outsourced Employee
10.	Sh. Manoj Kumar	Sweeper	Outsourced Employee
11.	Sh. Santosh Kumar	Night Security Guard	Outsourced Employee
12.	Sh. Narender Kumar	Security Guard	Outsourced Employee
13.	Sh. Khem Singh Bisht	Waiter	Retd. Govt. Employee

### 3. Particulars of Category wise employees in HARERA, Gurugram as on 31.03.2022:-

#### Retired Employees:

Sr. No.	Name of the Officer/Official	Designation in the Authority	Mode of Engagement	Remarks
1.	Sh. Rajender Kumar	Adjudicating Officer	----Do----	Retired as Additional District and Sessions Judge
2.	Sh. S.C. Goyal	Administrative Officer Petitions Cum Registrar	----Do----	Retired as District and Sessions Judge
3.	Sh. Pratap Singh	Secretary	----Do----	Retired as HCS Officer
4.	Sh. Ajit Singh	Legal Officer	----Do----	Retired as Deputy Distt. Attorney
5.	Sh. Ranbir Singh Tewatia	Executive (Admn. & Estt.)	----Do----	Retired as Assistant Director (Admn.)
6.	Sh. Shiv Rattan Singh	Executive Accounts	----Do----	Retired as Accounts Officer
7.	Sh. Abhay Singh Yadav	Executive Legal	----Do----	Retired as Deputy Legislative Officer
8.	Sh. Ram Kumar Goel	Assistant Registrar	----Do----	Retired as Superintendent from District court Tees Hazari
9.	Sh. Satvir Singh	Private Secretary	----Do----	Retired as Personal Assistant

10.	Sh. Ram Niwas	Private Secretary	----Do----	Retired as Private Secretary
11.	Sh. H.R. Mehta	Personal Assistant	----Do----	Retired as Personal Assistant
12.	Sh. Sunder Lal Chanana	Personal Assistant	----Do----	Retired as Personal Assistant
13.	Ms. Naresh Kumari	Judgement Writer/ Sr. Scale Stenographer	----Do----	Retired as Sr. Scale Stenographer
14.	Sh. Ranjit Singh	Reader	----Do----	Retired as Reader
15.	Sh. Arjun Kumar Aggarwal	Reader	----Do----	Retired as Reader
16.	Sh. Khem Singh Bisht	Waiter	----Do----	Retired as Waiter

### On Deputation Employees:

Sr. No.	Name of the Officer/Official	Designation in the Authority	Mode of Engagement	Remarks
1.	Sh. Subhash Chander	OSD	On Deputation	Private Secretary from FCR Officer
2.	Ms. Sadhna	Accounts Officer	On Deputation	Finance Deptt.

### Outsourced Employees:

Sr. No.	Name of the Officer/Official	Designation in the Authority	Mode of Engagement
1.	Ms. Ankita Pandey	Assistant Secretary	Through Outsourcing Agency
2.	Ms. Geeta Rathee Singh	Legal Officer	Through Outsourcing Agency
3.	Ms. Chetna Rao	Legal Executive	Through Outsourcing Agency
4.	Ms. Poornima Rao	Legal Executive	Through Outsourcing Agency
5.	Ms. Poonam	Legal Executive	Through Outsourcing Agency
6.	Ms. Ritu Jangra	Legal Executive	Through Outsourcing Agency
7.	Ms. Deeksha	Legal Executive	Through Outsourcing Agency
8.	Ms. Vandana Rai	Legal Executive	Through Outsourcing Agency
9.	Ms. Simran	Legal Executive	Through Outsourcing Agency
10.	Ms. Anju Kumari	Legal Executive	Through Outsourcing Agency
11.	Ms. Charu Aggarwal	Legal Executive	Through Outsourcing Agency
12.	Ms. Shaheen Nirmal	Legal Executive	Through Outsourcing

			Agency
13.	Sh. Dheeraj Raj	Legal Executive	Through Outsourcing Agency
14.	Sh. Bharat Yadav	Legal Executive	Through Outsourcing Agency
15.	Sh. Bhanu Mangla	Legal Executive	Through Outsourcing Agency
16.	Sh. Roshan Singh	Legal Executive	Through Outsourcing Agency
17.	Sh. Lomesh Pratap Singh	Legal Executive	Through Outsourcing Agency
18.	Sh. Kshitiz	Legal Executive	Through Outsourcing Agency
19.	Sh. Sandeep Kumar Mehta	Junior Legal Executive	Through Outsourcing Agency
20.	Sh. Dhruv Lamba	Junior Legal Executive	Through Outsourcing Agency
21.	Sh. Ashish Kush	Planning Executive (Planning Assistant)	Through Outsourcing Agency
22.	Ms. Prachi Singh	Planning Executive (Planning Assistant)	Through Outsourcing Agency
23.	Ms. Jyoti Yadav	Planning Executive (Planning Assistant)	Through Outsourcing Agency
24.	Ms. Neeraj Gautam	Associate Architectural Executive	Through Outsourcing Agency
25.	Sh. Sumeet	Engineering Executive	Through Outsourcing Agency
26.	Sh. Nikhil Sharma	Engineering Executive	Through Outsourcing Agency
27.	Sh. Harpal Singh	IT Officer/Programmer	Through Outsourcing Agency
28.	Sh. Brijesh Kumar	IT Executive/Programmer	Through Outsourcing Agency
29.	Sh. Naresh Kumar	Chartered Accountant	Through Outsourcing Agency
30.	Ms. Asha	Chartered Accountant	Through Outsourcing Agency
31.	Sh. Pradeep	Accounts Executive	Through Outsourcing Agency
32.	Sh. Sunil Kumar Arya	Account Assistant	Through Outsourcing Agency
33.	Ms. Bharti	Management Executive (CRM)	Through Outsourcing Agency
34.	Sh. Umesh	Library Assistant	Through Outsourcing Agency
35.	Sh. Rahul	Data Entry Operator cum Engineering Assistant	Through Outsourcing Agency
36.	Mr. Anchul Kumar	Graphic Designer	Through Outsourcing Agency
37.	Ms. Sapna Yadav	Clerk/Typist	Through Outsourcing Agency
38.	Ms. Jyoti	Steno Typist (English)	Through Outsourcing

			Agency
39.	Ms. Geeta Yadav	Copy Writer cum Copy Editor	Through Outsourcing Agency
40.	Ms. Manshi Bansal	Copy Writer cum Copy Editor	Through Outsourcing Agency
41.	Sh. Kapil Dev	Caretaker	Through Outsourcing Agency
42.	Sh. Sunil	Computer Operator	Through Outsourcing Agency
43.	Sh. Anil Kumar	Record Keeper Cum Process Server	Through Outsourcing Agency
44.	Sh. Karmbir	Record Keeper Cum Process Server	Through Outsourcing Agency
45.	Sh. Tarun Rana	Record keeper Cum Process Server	Through Outsourcing Agency
46.	Sh. Mahender Kumar Verma	Record keeper Cum Process Server	Through Outsourcing Agency
47.	Sh. Anoop Singh	Driver	Through Outsourcing Agency
48.	Sh. Krishan Gopal	Driver	Through Outsourcing Agency
49.	Sh. Mirnal Malik	Driver	Through Outsourcing Agency
50.	Sh. Rahul	Driver	Through Outsourcing Agency
51.	Sh. Teeka Ram Pandey	Driver	Through Outsourcing Agency
52.	Sh. Rakesh Kumar	Driver	Through Outsourcing Agency
53.	Sh. Brij Kishore	Driver	Through Outsourcing Agency
54.	Sh. Yogesh Bharti	Driver	Through Outsourcing Agency
55.	Sh. Rahul	Driver	Through Outsourcing Agency
56.	Sh. Rahul	Multitasker	Through Outsourcing Agency
57.	Sh. Sumit Kumar	Court Orderly	Through Outsourcing Agency
58.	Sh. Pardeep Kumar	Court Orderly	Through Outsourcing Agency
59.	Sh. Naveen Pandey	Court Orderly	Through Outsourcing Agency
60.	Sh. Sandeep Kumar Chaubey	Peon	Through Outsourcing Agency
61.	Sh. Hunny Verma	Peon	Through Outsourcing Agency
62.	Sh. Amit	Peon	Through Outsourcing Agency
63.	Sh. Roshan Singh	Peon	Through Outsourcing Agency
64.	Sh. Mahesh Kumar	Peon	Through Outsourcing

			Agency
65.	Sh. Kamal Prashad	Peon	Through Outsourcing Agency
66.	Sh. Manoj Kumar	Sweeper	Through Outsourcing Agency
67.	Sh. Ravi Kumar	Sweeper	Through Outsourcing Agency
68.	Sh. Dinesh Kumar	Chowkidar	Through Outsourcing Agency
69.	Sh. Shambhu Ram	Chowkidar	Through Outsourcing Agency
70.	Sh. Sandeep B K	Chowkidar	Through Outsourcing Agency
71.	Sh. Naresh Kumar	Mali	Through Outsourcing Agency
72.	Sh. Narender Kumar	Security Guard with Weapon	Through Outsourcing Agency
73.	Sh. Santosh Kumar	Night Security Guard	Through Outsourcing Agency

#### 4. Particulars of Group Wise Employees in HARERA, Gurugram as on 31.03.2022:-

##### **Retired Employees:**

##### **Group - A**

Sr. No.	Name of the Officer/Official	Designation in the Authority
1.	Sh. Rajender Kumar	Adjudicating Officer
2.	Sh. S.C. Goyal	Administrative Officer Petitions Cum Registrar
3.	Sh. Pratap Singh	Secretary

##### **Group - B**

Sr. No.	Name of the Officer/Official	Designation in the Authority
1.	Sh. Shiv Rattan Singh	Executive Accounts
2.	Sh. Ranbir Singh Tewatia	Executive Admn. & Estt.
3.	Sh. Abhey Singh Yadav	Executive Legal
4.	Sh. Ram Kumar Goel	Assistant Registrar
5.	Sh. Ram Niwas	Private Secretary
6.	Sh. Ajit Singh	Legal Officer

##### **Group - C**

Sr. No.	Name of the Officer/Official	Designation in the Authority
1.	Sh. H. R. Mehta	Personal Assistant
2.	Sh. Satvir Singh	Private Secretary
3.	Sh. Sunder Lal Chanana	Personal Assistant
4.	Sh. Ranjit Singh	Reader
5.	Sh. Arjun Kumar Aggarwal	Reader
6.	Ms. Naresh Kumari	Judgement writer/ Sr. Scale Stenographer

**Group - D**

Sr. No.	Name of the Officer/Official	Designation in the Authority
1.	Sh. Khem Singh Bisht	Waiter

**On Deputation Employees:****Group-B**

Sr. No.	Name of the Officer/Official	Designation in the Authority
1.	Sh. Subhash Chander	OSD
2.	Ms. Sadhna	Accounts Officer

**Outsourced employees:****Group - B**

Sr. No.	Name of the Officer/Official	Designation
1.	Ms. Ankita Pandey	Assistant Secretary
2.	Ms. Geeta Rathee Singh	Legal Officer
3.	Sh. Naresh Kumar	Chartered Accountant
4.	Ms. Asha	Chartered Accountant
5.	Sh. Harpal Singh	IT Officer/Programmer
6.	Sh. Brijesh Kumar	IT Officer/Programmer

**Group - C**

Sr. No.	Name of the Officer/Official	Designation in the Authority
1.	Ms. Chetna Rao	Legal Executive
2.	Ms. Poornima Rao	Legal Executive
3.	Ms. Poonam	Legal Executive
4.	Ms. Ritu Janrga	Legal Executive
5.	Ms. Deeksha	Legal Executive
6.	Ms. Vandana Rai	Legal Executive
7.	Ms. Simran	Legal Executive
8.	Ms. Anju Kumari	Legal Executive
9.	Ms. Charu Aggarwal	Legal Executive
10.	Ms. Shaheen Nirmal	Legal Executive
11.	Sh. Dheeraj Raj	Legal Executive
12.	Sh. Bharat Yadav	Legal Executive
13.	Sh. Bhanu Mangla	Legal Executive
14.	Sh. Roshan Singh	Legal Executive
15.	Sh. Lomesh Pratap Singh	Legal Executive
16.	Sh. Kshitiz	Legal Executive
17.	Sh. Sandeep Kumar Mehta	Junior Legal Executive
18.	Sh. Dhruv Lamba	Junior Legal Executive
19.	Sh. Ashish Kush	Planning Executive (Planning Assistant)



20.	Ms. Prachi Singh	Planning Executive (Planning Assistant)
21.	Ms. Jyoti Yadav	Planning Executive (Planning Assistant)
22.	Ms. Neeraj Gautam	Associate Architectural Executive
23.	Sh. Sumeet	Engineering Executive
24.	Sh. Nikhil Sharma	Engineering Executive
25.	Sh. Pradeep	Accounts Executive
26.	Sh. Sunil Kumar Arya	Account Assistant
27.	Ms. Bharti	Management Executive (CRM)
28.	Sh. Umesh	Library Assistant
29.	Sh. Rahul	Data Entry Operator cum Engineering Assistant
30.	Mr. Anchul Kumar	Graphic Designer
31.	Ms. Sapna Yadav	Clerk/Typist
32.	Ms. Jyoti	Steno Typist (English)
33.	Ms. Geeta Yadav	Copy Writer cum Copy Editor
34.	Ms. Manshi Bansal	Copy Writer cum Copy Editor
35.	Sh. Kapil Dev	Caretaker
36.	Sh. Sunil	Computer Operator
37.	Sh. Anil Kumar	Record Keeper Cum Process Server
38.	Sh. Karmbir	Record Keeper Cum Process Server
39.	Sh. Tarun Rana	Record keeper Cum Process Server
40.	Sh. Mahender Kumar Verma	Record keeper Cum Process Server
41.	Sh. Anoop Singh	Driver
42.	Sh. Krishan Gopal	Driver
43.	Sh. Mirnal Malik	Driver
44.	Sh. Rahul	Driver
45.	Sh. Teeka Ram Pandey	Driver
46.	Sh. Rakesh Kumar	Driver
47.	Sh. Brij Kishore	Driver
48.	Sh. Yogesh Bharti	Driver
49.	Sh. Rahul	Driver
50.	Sh. Rahul	Multitasker

### Group - D

Sr. No.	Name of the Officer/Official	Designation in the Authority
1.	Sh. Sumit Kumar	Court Orderly
2.	Sh. Pardeep Kumar	Court Orderly
3.	Sh. Naveen Pandey	Court Orderly
4.	Sh. Sandeep Kumar Chaubey	Peon
5.	Sh. Hunny Verma	Peon
6.	Sh. Amit	Peon
7.	Sh. Roshan Singh	Peon
8.	Sh. Mahesh Kumar	Peon
9.	Sh. Kamal Prashad	Peon
10.	Sh. Manoj Kumar	Sweeper
11.	Sh. Ravi Kumar	Sweeper
12.	Sh. Dinesh Kumar	Chowkidar
13.	Sh. Shambhu Ram	Chowkidar
14.	Sh. Sandeep B K	Chowkidar
15.	Sh. Naresh Kumar	Mali

16.	Sh. Narender Kumar	Security Guard with Weapon
17.	Sh. Santosh Kumar	Night Security Guard

**5. Details of Chairperson and Members appointed in the year and of those who demitted office:**

- i. Hon'ble Member Sh. Samir Kumar (IAS Retd.) demitted office on 26.10.2021.

**6. Details of adjudicating officer appointed in the year and those who demitted office.**

- i. Sh. Rajinder Kumar (Retd. Addl. Distt & Session Judge, Delhi) appointed as Adjudicating Officer in HARERA, Gurugram vide Govt. of Haryana Town & Country Planning Department memo. No. 1/92/2017- 1 TCP dated. 21.06.2021. He assumed charge as Adjudicating Officer on 25.06.2021 (F.N).
- ii. Sh. S.C. Goyal (Distt & Session Judge) working as Adjudicating Officer demitted office on 30.09.2021.

## Experts and Consultants Engaged:

**O. Experts and consultants engaged:**

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

**----Nil----**

## **Employee Welfare Measures, if any, Beyond the Regular terms and Conditions of Employment, Undertaken by the Authority**

1. **Good environment at workplace:** A good work environment is conducive for productive and effective performance. employees need a decent work environment that enables them to function to the best of their capacity. RERA is a state-level authority and a public dealing organization. Promoters, developers, complainants, and applicants from all over the state come here to register projects, file complaints, attend hearings, and get information about real estate law. To achieve decent work environment, all the facilities have been made to meet the basic needs and cleanliness is regularly maintained for office employees and visitors from outside.
2. **Maternity & Adoption Leave:** Employees can avail maternity or adoption leaves. The said leave have been made available for contractual and outsource employees as well.
3. **Sexual Harassment Policy:** To protect an employee from harassments of any kind, guidelines are provided for proper action and also for protecting the aggrieved employee. A committee is also in place to curtail any such mishaps that an employee may be subjected to during work.
4. **Culture-Building Activities:** The authority is blessed with a good strength of Motivated and satisfied employees. Apart from, carrying out various activities for enhancing capacity of the team through capacity Building and self development Programs, the authority celebrates numerous traditional festivals throughout the calendar year.

## BUDGET AND ACCOUNTS




### 77. BUDGET, ACCOUNTS AND AUDIT

(1) The Authority shall prepare a budget, maintain proper accounts and other relevant records, and prepare an annual statement of accounts in such form as may be prescribed by the appropriate Government in consultation with the Comptroller and Auditor General of India.

(2) The accounts of the Authority shall be audited by the Comptroller and Auditor General of India at such intervals as may be specified by him and any expenditure incurred in connection with such audit shall be payable by the Authority to the Comptroller and Auditor General of India.

(3) The Comptroller and Auditor-General and any person appointed by him in connection with the audit of the accounts of the Authority under this Act shall have the same rights and privileges and authority in connection with such audit as the Comptroller and Auditor General generally has in connection with the audit of Government accounts and, in particular shall have the right to demand and production of books, accounts, connected vouchers and other documents and papers, and to inspect any of the offices of the Authority.

(4) The accounts of the Authority, as certified by the Comptroller and Auditor-General of India or any other person appointed by him in this behalf, together with the audit report thereon shall be forwarded annually to the appropriate Government by the Authority and the appropriate Government shall cause the audit report to be laid, as soon as may be after it is received, before each House of Parliament or, as the case may be, before the State Legislature or the Union territory Legislature, where it consists of two Houses, or where such legislature consists of one House, before the House

FORM OF THE FINANCIAL STATEMENTS (NON-PROFIT ORGANISATIONS)			
Haryana Real Estate Regulatory Authority			
Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana			
BALANCE SHEET AS AT 31st March, 2022			
PARTICULARS	Note No.	As at 31-03-2022	As at 31-03-2021
<b>CORPUS/ CAPITAL FUND AND LIABILITIES</b>			
CORPUS/ CAPITAL FUND	1	489,919,147	489,919,147
RESERVES AND SURPLUS	2	382,053,204	163,804,072
EARMARKED / ENDOWMENT FUNDS	3	40,000	-
SECURED LOANS AND BORROWINGS	4		
UNSECURED LOANS AND BORROWINGS	5	51,209,271	33,955,914
DEFERRED CREDIT LIABILITIES	6		
CURRENT LIABILITIES AND PROVISIONS	7	5,427,260	
<b>TOTAL</b>		<b>928,648,881</b>	<b>687,679,133</b>
<b>ASSETS</b>			
FIXED ASSETS	8	27,244,101	31,411,378
INVESTMENTS	9	252,450,348	495,665,965
INVESTMENTS - OTHERS	10	540,720	
CURRENT ASSETS, LOANS, ADVANCES ETC.	11	648,413,712	160,601,790
MISCELLANEOUS EXPENDITURE (to the extent not written off or adjusted)			
<b>TOTAL</b>		<b>928,648,881</b>	<b>687,679,133</b>
Significant Accounting Policies & Notes to the financial statements from Note no. 1 to 16 form an Integral part of this Balance Sheet.			
Previous year figures have been re-grouped/re-arranged, wherever necessary to make comparable.			
Auditor's Report As per our report of even date attached		 Secretary Haryana Real Estate Regulatory Authority, Gurugram.	
AMKN & Co. CHARTERED ACCOUNTANTS  CA Aniljeet Kumar Mehra Partner M. No. 549356 FRN: 032712C Place: Noida Date: 20-02-2024		 Accounts Officer HARERA Gurugram.	

## Haryana Real Estate Regulatory Authority

Haryana Real Estate Regulatory Authority, New FWD Rest House Civil Lines, Gurugram, Haryana

## NOTE NO. -- 1

## CORPUS/ CAPITAL FUND

PARTICULARS	As at 31-03-2022	As at 31-03-2021
Balance as at the beginning of the year		
Add- Contributions	489,919,147	489,919,147
Add/(deduct) Balance of net Income/expense		
<b>Total</b>	<b>489,919,147</b>	<b>489,919,147</b>

## NOTE NO. -- 2

## RESERVE AND SURPLUS

PARTICULARS	As at 31-03-2022	As at 31-03-2021
Profit & Loss Account		
Opening Balance	163,804,072	148,232,499
Add: Profit/ (Loss) for the Year (2021-22)	218,249,131	163,804,072
Closing Balance	382,053,204	(148,232,499)
<b>TOTAL</b>	<b>382,053,204</b>	<b>163,804,072</b>

## NOTE NO. -- 3

## EARMARKED / ENDOWMENT FUNDS

PARTICULARS	As at 31-03-2022	As at 31-03-2021
i) Opening balance of the funds		
ii) Additions of the Funds		
a) Donations/Grants		
ii) Income From Investments made on account of funds		
iii) Other <i>Penalty</i>	40,000	
<b>TOTAL</b>	<b>40,000</b>	

## NOTE NO. -- 4

## SECURED LOANS AND BORROWINGS

PARTICULARS	As at 31-03-2022	As at 31-03-2021
1. Central Government		
2. State Government		
3. Financial Institutions		
a) Term Loans		
b) Interest Secured and due		
c) Others		
<b>TOTAL</b>	<b>-</b>	

## NOTE NO. -- 5

## UNSECURED LOANS AND BORROWINGS

PARTICULARS	As at 31-03-2022	As at 31-03-2021
1. Central Government		
2. State Government		
3. Financial Institutions		
a) Term Loans		
b) Interest Secured and due		
c) Others <i>(11.3 + 33.2)</i>	51,209,271	33,955,914
<b>TOTAL</b>	<b>51,209,271</b>	<b>33,955,914</b>

## NOTE NO. -- 6

## DEFERRED CREDIT LIABILITIES

PARTICULARS	As at 31-03-2022	As at 31-03-2021
<b>TOTAL</b>	<b>-</b>	

*Accounts Officer*  
Gurugram

# Haryana Real Estate Regulatory Authority

Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana

NOTE NO. - 7

## CURRENT LIABILITIES AND PROVISIONS

PARTICULARS	As at 31-03-2022	As at 31-03-2021
Duties & Taxes	518,201	
Other Payable (Security Payable)	4,909,059	
TOTAL	5,427,260	

NOTE NO. - 9

## INVESTMENTS

PARTICULARS	As at 31-03-2022	As at 31-03-2021
1. In Government Securities	252,450,348	495,665,965
2. Others approved Securities F.D		
3. Shares		
4. Debentures and Bonds		
5. Subsidiaries and joint Ventures		
6. others		
TOTAL	252,450,348	495,665,965

NOTE NO. - 10

## INVESTMENTS - OTHERS

PARTICULARS	As at 31-03-2022	As at 31-03-2021
1. In Government Securities		
2. Others approved Securities (Security Dep.)	90,000	
3. Shares		
4. Debentures and Bonds		
5. Subsidiaries and joint Ventures		
6. others (Temp Adv)	450,720	
TOTAL	540,720	

NOTE NO. - 11

## CURRENT ASSETS, LOANS, ADVANCES ETC.

PARTICULARS	As at 31-03-2022	As at 31-03-2021
1) Inventories		
a) Stores And Spares		
b) Loose Tools		
c) Stock - In - trade		
d) Work - In - Progress		
e) Raw Materials		
2) Sundry Debtors		
3) Cash balance in hand		
4) BANK	648,413,712	160,601,790
a) With Scheduled Banks		
b) With Non Scheduled Banks		
TOTAL	648,413,712	160,601,790

Accounts Officer, Haryana Real Estate Regulatory Authority, Gurugram.



Haryana Real Estate Regulatory Authority			
Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana			
PROFIT AND LOSS STATEMENT FOR THE YEAR ENDED 31st March, 2022			
PARTICULARS	Note No.	Year ended 31-03-2022	Year ended 31-03-2021
<b>INCOME</b>			
Income From Sales/Services	12		
Grants/Subsidies	13		
Fees / Subscriptions	14	267,126,731	187,787,724
Income from investments(Income on Invest. From earmarked/endow.funds transferred to funds	15		
Income from Royalty	16		
Interest Earned	17	39,770,734	49,979,719
Other Income	18	16,830	74,620
Increase/Decrease in stock of Finished Goods and worked -in- progress	19		
<b>Total</b>		<b>306,914,295</b>	<b>237,842,063</b>
<b>IV. EXPENSES</b>			
Establishment Expenses 13+14+15+17+19	20	53,032,761	37,298,512
Other Administrative Expn. 20	21	27,887,323	31,937,046
Expenditure On Grants Subsidies	22		
Interest	23		
Depreciation	24	7,745,080	4,802,433
<b>IV. TOTAL EXPENSES</b>		<b>88,665,164</b>	<b>74,037,991</b>
Balance being excess of income over expenditure (A- B)		218,249,131	163,804,072
Transfer to Special Reserve (Specify each)			
Transfer to / from General Reserve			
Balance Being Surplus/(Deficit) Carried to Corpus / Capital Fund		218,249,131	163,804,072
XII. Earning per equity share			
As per our report of even date attached			
AMKN & Co.			
CHARTERED ACCOUNTANTS			
FRN: 032712C			
CA Ashijeet Kumar Mehra			
Partner			
M. No. 549356			
FRN: 032712C			
Place: Noida			
Date: 20-02-2024			



Secretary  
Haryana Real Estate  
Regulatory Authority,  
Gurugram.

Accounts Officer  
HARERA Gurugram.

Haryana Real Estate Regulatory Authority			
Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana			
<b>NOTE NO. -- 12</b>			
Income From Sales/Services			
PARTICULARS		Year ended 31-03-2022	Year ended 31-03-2021
Income From Sales			
a) sales of finished Goods			
Total			
<b>NOTE NO. -- 13</b>			
Grants/Subsidies			
PARTICULARS		Year ended 31-03-2022	Year ended 31-03-2021
Income From Commission & Brokerage			
Total			
<b>NOTE NO. -- 14</b>			
Fees / Subscriptions			
PARTICULARS		Year ended 31-03-2022	Year ended 31-03-2021
Entrance Fees		267,126,731	187,787,724
Annual Fees			
Total		267,126,731	187,787,724
<b>NOTE NO. -- 15</b>			
Income from Investments/Income on Invest. From earmarked/endow.funds transferred to funds			
PARTICULARS		Year ended 31-03-2022	Year ended 31-03-2021
Total			
<b>NOTE NO. -- 17</b>			
Interest Earned			
PARTICULARS		Year ended 31-03-2022	Year ended 31-03-2021
On Term Deposits (7.2)		39,770,734	49,979,719
On Savings Accounts			
On Loans			
Interest on Debtors and other receivables			
Total		39,770,734	49,979,719
<b>NOTE NO. -- 18</b>			
Other Income			
PARTICULARS		Year ended 31-03-2022	Year ended 31-03-2021
Misc. Receipts		16,830	74,620.00
Total		16,830	74,620
<b>NOTE NO. -- 19</b>			
Other Income			
PARTICULARS		Year ended 31-03-2022	Year ended 31-03-2021
01. Bank Charges			
Total			

Account Officer  
HARERA Gurugram.

Haryana Real Estate Regulatory Authority			
Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana			
NOTE NO. -- 20			
Establishment Expenses			
PARTICULARS	Year ended 31-03-2022	Year ended 31-03-2021	
a) Salaries and wages (17.1)	34,803,451.00	27,342,307.00	
b) Allowance & Bonus (13+14+15+19)	18,229,310	9,956,205	
c) Contribution to Provident Fund			
d) Contribution to other fund			
e) Staff welfare Expenses			
f) Expenses on Employee's Retirement & Other Benefits			
g) Others			
Total	53,032,761	37,298,512	
NOTE NO. -- 21			
Other Expenses			
PARTICULARS	Year ended 31-03-2022	Year ended 31-03-2021	
Purchase			
Labour and processing			
Cartage			
Electricity and power	98,985	243,772	
Water charges			
Insurance	216,063	201,612	
Repair & Maintenance	2,607,702	1,577,738	
excise duty			
Rent rates and taxes (25)	443,934	10,353,403	
Vehicles Running and Maintenance			
Postage Telephone & communication Charges (20.6+20.11)	467,468	333,160	
Printing & Stationary Exp.	1,899,143	1,418,705	
Travelling and Conveyance Expenses			
Expenses on seminar/Workshops			
Subscriptions Expenses (29)	483,180		
Expenses on fees			
Auditor Remuneration			
Hospitality	333,152	265,344	
Professional Charges (20.15+22)	513,750	2,280,500	
Provision for bad debts			
Packing Charges			
Freight and Forwarding Expn. (20.1)	1,299,827	617,875	
Distribution Exp.			
Advertisement (20.7)	346,910	224,571	
Other (20.4+20.9+20.12+20.13+20.14)	19,177,209	14,420,366	
Total	27,887,323	31,937,046	


*Bill*  
Accounts Officer  
HARERA Gurugram.

24 Depreciation

Haryana Real Estate Regulatory Authority

NOTE NO. - 8  
STATEMENT OF FIXED ASSETS AS AT 31.03.2022

NAME OF THE ASSET	OPENING BALANCE	ADDITIONS	GROSS BLOCK	CLOSING BALANCE	UPTO 31.3.2021	FOR THE YEAR	DEPRECIATION ALLOWANCE		TOTAL UPTO 31.3.2022	Amount in Rs.	
							ON 31.03.2021	ASSETS		AS AT 31.3.2022	AS AT 31.03.2021
At Fixed Assets											
Land											
Buildings	1,15,64,642				15,076	14,508,000			14,523,076	1,40,27,918	1,39,64,642
Plant & Machinery	210,630				37,170	113,670,000			113,707,170	1,21,59,860	210,630
Other Assets	10,57,911				1,795,266	1,62,129			1,62,129	6,49,061	10,57,911
Intangible Assets	7,89,794				1,21,213	1,21,213			1,21,213	8,56,249	7,89,794
Other Intangible Assets	6,15,895				810,463	857,043			857,043	8,45,521	6,15,895
Depreciable Intangible Assets	1,411,134				266,807	1,65,414			1,65,414	3,13,198	1,411,134
TOTAL	11,42,13,974				4,00,252	2,95,000			2,95,000	27,54,101	11,42,13,974

  
 Accounts Officer Gurugram



HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

### Balance Sheet as on 31.03.2022

A/C Code	Liabilities	Schedule	Current year as on 31.03.2022	A/C Code	Assets	Schedule	Current year as on 31.03.2022
40.	Funds	1		43.	Fixed Assets	H	3,49,89,181.00
40.1	Capital Fund			43.1	Furniture & Fixtures	H	93,45,565.00
				43.2	Cars	H	74,89,704.00
				43.3	Electrical Items	H	38,81,412.00
				43.4	Electronics Items	H	1,13,93,203.00
				43.5	Deemed Building	H	15,47,667.00
				43.6	Plant & Machinery	H	13,31,630.00
	Excess/reserve of 2017-18 And 2018-19 2019-20 2020-21 2021-22		1,38,23,759.00 32,78,62,888.15 14,82,32,499.50 16,38,04,071.97 21,82,49,131.23		Less Cumulative Depreciation	H	77,45,080.00
40.2	Other Funds (Specify)				Net Block	H	2,72,44,101.00
7.2	Penalties	K	40,000.00	31.2	Investment and Deposits	N	25,24,50,348.00
11.3	Misc. Payables		4,96,113.74				
33.2	Supplier	L	5,07,13,157.32	33.2	Supplier		
	Security Payable to contractor/CA		49,09,059.00				
42.	Current Liabilities and Provisions			32	Security Deposit		90,000.00
					Temp. Advance		4,50,720.00
	TDS (Salary) Payable	L	3,67,200.00				
	TDS (Others) Payable	L	72,980.00	36.1	S.B A/c with ICICI Bank	Q	18,59,93,155.91
	TDS (GST) Payable	L	78,021.00	36.2 to 36.11	S.B. A/cs with IDFC First Bank	Q	12,24,16,720.00
				36.13	S.B. A/c Kotak Mahindra Bank		4,00,03,836.00
	<b>Grant Total</b>		<b>92,86,48,881</b>		<b>Grant Total</b>		<b>92,86,48,881</b>

  
(Executive Accounts)





HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM  
हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

**Income and Expenditure Statement**

for the year 2021-22

A/C Code	Expenditure	Current Year as on 31.03.22	Previous Year as on 31.03.21	A/C Code	Income	Current Year as on 31.03.22	Previous Year as on 31.03.21
13.	Chairpersons and Members			2.	Fee, Charges and Fine		
13.1.	Pay and Allowances	46,69,351.00	43,78,055.00	2.1.	Fee	26,71,26,730.73	18,92,87,723.99
13.2.	Other Benefits	6,499.00	21,751.00	2.2.	Charges		
13.3.	Travelling Expenses			2.3.	Fines		
13.3.1	Overseas			2.4.	Penalties		
13.3.2	Domestic	29,080.00					
14.	Officers			3.1.	Accounts with Govt.		
14.1.	Pay And Allowances	1,08,09,125.00	75,50,267.00	3.2.	Others (Specify)		
14.2.	Retirement Benefits			4.	Gifts		
14.3.	Other Benefits			5.	Seminars and Conferences		
14.4.	Travelling Expenses			6.	Sale of Publications		
14.4.1	Overseas			7.2.	Income on Investmens.	3,97,70,734.00	4,99,79,719.00
14.4.2	Domestic	24,079.00	49,280.00				
15.1.	Pay And Allowances	25,00,948.00	20,55,386.00	11.2.	Interest on Loan and Advances		
15.3.	Other Benefits			12.	Misc. Receipts	16,830.00	74,620.00
15.4.1	Overseas			12.1.	Gain on Sales of Assets		
15.4.2	Domestic	10,228.00	14,177.00				
16.	Hire Of Conveyance				(Transferred to Capital Fund Account)		
17.1	Wages	3,48,03,451.00	2,73,42,307.00				
19.	Honorarium	1,80,000.00					
20.	Other Office Expenses						
20.1	O.O.E. (P. Oil)	12,99,827.00	6,17,875.00				
20.2	O.O.E. (Hospitality)	3,33,152.00	2,65,344.00				



HARYANA REAL ESTATE REGULATORY  
AUTHORITY GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण,  
गुरुग्राम

**Detail of actual other office expenses for the Year 2021-22**

Code No.	Account Head	Budgeted Amt. for the year 2021-2022
20.01	O.O.E Petrol & Oil	12,99,827
20.02	O.O.E Hospitality	3,33,152
20.03	O.O.E Stationery	18,99,143
20.04	O.O.E Miscellaneous	36,60,339
20.05	O.O.E Repair & Maintenance	26,07,702
20.06	O.O.E Postage	3,33,685
20.07	O.O.E Advt.	3,46,910
20.08	O.O.E Insurance	2,16,063
20.09	Exp. of RERA Tribunal Chd.	1,48,32,816
20.10	O.O.E Electricity	98,985
20.11	O.O.E Telephone	1,33,783
20.12	O.O.E Newspaper	92,957
20.13	O.O.E Bank Charges	1,47,50
20.14	O.O.E Law Books/Diary etc.	5,90,949
20.15	O.O.E Legal Fees	4,40,000
	<b>Total</b>	<b>2,68,86,458.50</b>

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament of India  
भू-संपदा (विनियामक और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

**ANNUAL STATEMENT OF ACCOUNTS**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**For the year 2021-22 ended on 31.03.2022.**

(In Rupees)

A/c Code	Receipts	Current year as on 31.03.2022	A/c Code	Expenditure	Current year as on 31.03.2022
2.	Fee, Charges and Fine:		11.3	Miscellaneous Payables	
2.1.	Fees	26,71,26,730.73	2.1.	Fees	
2.4.	Penalties	4,82,40,000.00	2.4.	Penalties	6,62,10,000.00
7.2.	Income on Deposits	3,97,70,734.00	7.2.	Income on Deposits	
11.3.	Miscellaneous Recoveries/Payables	3,89,55,204.55	11.3.	Miscellaneous Recoveries/Payables	3,85,09,771.81
12.	Miscellaneous Receipts	16,830.00	12.	Miscellaneous Receipts	
13.1	P&A P to CM/Member	12,000.00	13.1	P&A P to CM/Member	46,81,351.00
13.1.1	P&A Payable to CM/Member	36,43,351.00	13.1.1	P&A Payable to CM/Member	36,43,351.00
13.2	Other Benefits		13.2	Other Benefits	6,499.00
13.3.2	Travelling Exp. (Domestic)		13.3.2	Travelling Exp. (Domestic)	29,080.00
14.1	P & A to Officers		14.1	P & A to Officers	1,08,09,125.00
14.1.1	P & A Payable to Officers	95,20,165.00	14.1.1	P & A Payable to Officers	95,20,165.00
14.4.2	Travelling Exp. officers (Domestic)		14.4.2	Travelling Exp. officers (Domestic)	24,079.00
15.1	P & A to Staff		15.1	P & A to Staff	25,00,948.00
15.1.1	P & A Payable to Staff	24,10,948.00	15.1.1	P & A Payable to Staff	24,10,948.00
15.4.2	Travelling Exp. Staff		15.4.2	Travelling Exp. Staff	10,228.00
17.1	Wages paid		17.1	Wages paid	3,48,03,451.00
17.1.1	Wages Payable to H/Peon	6,51,309.00	17.1.1	Wages Payable to H/Peon	6,51,309.00
19	Honorarium		19	Honorarium	1,80,000.00
20.1	P.Oil		20.1	P.Oil	12,99,827.00
20.2	Hospitality		20.2	Hospitality	3,33,152.00
20.3	Stationery		20.3	Stationery	18,99,143.00
20.4	Misc.		20.4	Misc.	36,60,339.00
20.5	Repair & Maintenance		20.5	Repair & Maintenance	26,07,702.00
20.6	Postage		20.6	Postage	3,33,685.00
20.7	Advt.		20.7	Advt.	3,46,910.00
20.8	Insurance		20.8	Insurance	2,16,063.00
20.9	RERA Tribunal Exp. Chd.		20.9	RERA Tribunal Exp. Chd.	1,48,325.00
20.10	Electricity		20.10	Electricity	4,445.00



**ANNUAL STATEMENT OF ACCOUNTS**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**For the year 2021-22 ended on 31.03.2022**

(11)

(In Rupees)

A/c Code	Receipts	Current year as on 31.03.2022	A/c Code	Expenditure	Current year as on 31.03.2022
43.4	Electronics		43.4	Electronics	8,15,272.00
43.5	Deemed Building		43.5	Deemed Building	1,87,983.00
43.6	Plant & Machinery		43.6	Plant & Machinery	11,21,000.00
51	Others (Specify)		51	Others (Specify)	
	Security Payable			Security Payable	4,00,000.00
	G.P.F Payable	1,39,500.00		G.P.F Payable	1,39,500.00
	G.I.S. Payable	1,260.00		G.I.S. Payable	1,260.00
	TDS (Salary) Payables	22,72,200.00		TDS (Salary) Payables	21,44,245.00
	TDS (Others) Payables	6,83,612.00		TDS (Others) Payables	6,68,981.00
	TDS (GST) Payables	7,04,306.00		TDS (GST) Payables	7,26,133.00
	Temporary Advance	13,53,697.00		Temporary Advance	15,94,277.00
	<b>Total</b>	<b>1,44,37,89,610.27</b>		<b>Total</b>	<b>1,44,37,89,610.27</b>

  
A.O. (Executive Accounts)

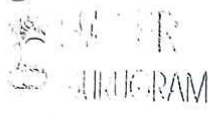
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## HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

Trial Balance as on 31.03.2022

A/C Code	Particulars	Debit Amount	A/C Code	Particulars	Credit Amount
13	Chairpersons and Members		2	Fee & Charges	
13.1.	Pay and Allowances	46,69,351.00	2.1.	Fees	26,71,26,730.73
13.2.	Other Benefits	6,499.00	2.4	Penalties	40,000.00
13.3.	Travelling Expenses		7.2.	Income on Deposits	3,97,70,734.00
13.3.2	Domestic	29,080.00	11.3	Miscellaneous Payables	4,96,113.74
14	Officers		12	Misc. Receipts	16,830.00
14.1.	Pay And Allowances	1,08,09,125.00	33.2	Suppliers A/c	5,10,16,321.32
14.3.	Other Benefits			TDS (Salary) Payable	3,67,200.00
14.4.	Travelling Expenses			TDS (Others) Payable	72,980.00
14.4.2.	Domestic	24,079.00		TDS (GST) Payable	78,021.00
15.1.	Pay And Allowances	25,00,948.00		Security Payable to Contractor	49,09,059.00
15.3.	Other Benefits			Temp. Advance	185.00
15.4.	Travelling Expenses			Excess of Income Over Expenditure 2017-18 – Rs.1,38,23,759.00, For the year 2018-19 – Rs. 32,78,62,888.15, For the year 2019-20 – Rs. 14,82,32,499.50 For the year 2020-21- Rs. 16,38,04,071.97	65,37,23,218.61
	Overseas				
15.4.2.	Domestic	10,228.00			
16	Hire of Conveyance				
17.1	Wages	3,48,03,451.00			
19	Honorarium	1,80,000.00			
20.1	O.O.E. (P. Oil)	12,99,827.00			
20.2	O.O.E. (Hospitality)	3,33,152.00			
20.3	O.O.E. (Stationery)	18,99,143.00			
20.4	O.O.E. (Misc.)	36,60,339.00			
20.5	O.O.E. (Repair & Main)	26,07,702.00			
20.6	O.O.E. Postage Exp.	3,33,685.00			
20.7	O.O.E. Advertisement Exp.	3,46,910.00			



HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

**Trial Balance as on 31.03.2022**

A/C Code	Particulars	Debit Amount	A/C Code	Particulars	Credit Amount
36 10	S.B. Account with IDFC First Bank	1,04,36,330.00			
36 11	S.B. Account with IDFC First Bank	1,06,20,435.00			
36 12	S. B. Account with Kotak Mahindra Bank	4,00,03,836.00			
37	Depreciation	77,45,080.00			
43 1	Fixed Assets (Fur. & Fixture)	84,58,522.00			
43 2	Fixed Assets (Cars)	63,66,248.00			
43 3	Fixed Assets (Electrical)	33,30,979.00			
43 4	Fixed Assets (Electronics)	64,70,093.00			
43 5	Fixed Assets (Deemed Building)	14,02,299.00			
43 6	Plant & Machinery	12,15,960.00			
	Temp. Advance	4,50,905.00			
	Security Deposited	90,000.00			
	Total	1,01,76,17,393.41			1,01,76,17,393.41

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07/11/2022

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## International Cooperation

	There were no international engagements during the year
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## Capacity Building

No. of Employees	Category/ Grade	Training Details & Duration	Content/Description of the Training	Faculty
10	C	3 hours Online Workshop on Right To Information Act	<p>To update the participants on the following:</p> <ul style="list-style-type: none"> <li>Provisions &amp; Procedure under RTI Act, 2005</li> <li>Exemptions &amp; Exclusions under the Act</li> <li>Personal &amp; third-party information under the Act</li> <li>Roles &amp; functions of various officials (CPIOs, AAs, Nodal Officers, etc.) in implementing the Act</li> <li>Improvement in the drafting skills to minimize the number of appeals</li> <li>Judgments passed by Hon'ble Supreme Court of India, Various High Courts &amp; Information Commissions</li> <li>Handling of Online RTI applications</li> </ul>	Sh. Partap Singh, Secretary HARERA
5	B	3 hours Online Workshop On Conducting Inquiry In Sexual Harassment Cases	<p>The workshop was designed keeping in view mandatory requirements as provided under the Sexual Harassment of Women at Workplace (Prevention, Prohibition &amp; Redressal) Act, 2013. The key points of discussion were:</p> <ul style="list-style-type: none"> <li>Concept and Importance of prevention of SHW</li> <li>Vishakha Guidelines and other important judicial pronouncements</li> <li>Sexual Harassment of Women at Workplace Act, 2013</li> <li>Medha Kotwal Lele case and its implications</li> <li>Conducting inquiry in terms of circulars and judicial pronouncements</li> </ul>	Smt Geeta Rathee, member, Prevention of sexual harassment committee

## Ongoing Programmes

A brief narrative of ongoing programs that are being organized in the premises as well as offsite focussing especially on consumer awareness, easy access to the website, information oriented workshops and seminars to bring in clarity and harmony between the consumers, promoters and the Authority for better working of the RERA Act.

1. In its ongoing focus to enhance citizen centricity, HARERA has taken an initiative to map all the registered projects. This will not only provide project location on the maps for citizens, but also provide information regarding availability of amenities and distance of the real estate project from the current location.
3. The Authority has been holding constructive engagements with all the stakeholders including the bankers who are the custodian of the project accounts. To sensitize the bankers about the sensitivity of the dedicated project accounts, a meeting of the State Level Banker's Committee (SLBC) was organized under the chairmanship of our members. The Authority has been organizing intensive advocacy programmes at various intervals.
4. Regular visits are made to the projects sites for quality check
5. Research work on various topics and burning issues is conducted in co ordination with the Research Team of the Authority to keep ourselves abreast on the various developments happening in real sector in not only India but also abroad.
6. Interactive sessions are held with stakeholders and planning branch to educate the stakeholders regarding change in any norms, forms of registration, information to be uploaded or provided by the stake holders to the Authority from time to time.

## Right to Information

The Right to Information Act, 2005 provides for setting out the practical regime of right to information for citizens to secure access to information under the control of public authorities, in order to promote transparency and accountability in the working of every public authority. The spirit of the Act is to bring transparency in the real estate sector.

Sec 4 (I)(b) of the RTI Act, 2005 provides as under:

*"4 (I) Every public authority shall:*

*(b) publish within one hundred and twenty days from the enactment of this Act,—*

- (i) the particulars of its organisation, functions and duties;*
- (ii) the powers and duties of its officers and employees;*
- (iii) the procedure followed in the decision making process, including channels of supervision and accountability;*
- (iv) the norms set by it for the discharge of its functions;*
- (v) the rules, regulations, instructions, manuals and records, held by it or under its control or used by its employees for discharging its functions;*
- (vi) a statement of the categories of documents that are held by it or under its control;*
- (vii) the particulars of any arrangement that exists for consultation with, or representation by, the members of the public in relation to the formulation of its policy or implementation thereof;*
- (viii) a statement of the boards, councils, committees and other bodies consisting of two or more persons constituted as its part or for the purpose of its advice, and as to whether meetings of those boards, councils, committees and other bodies are open to the public, or the minutes of such meetings are accessible for public;*
- (ix) a directory of its officers and employees;*
- (x) the monthly remuneration received by each of its officers and employees, including the system of compensation as provided in its regulations;*
- (xi) the budget allocated to each of its agency, indicating the particulars of all plans, proposed expenditures and reports on disbursements made;*
- (xii) the manner of execution of subsidy programmes, including the amounts allocated and the details of beneficiaries of such programmes;*
- (xiii) particulars of recipients of concessions, permits or authorisations granted by it;*
- (xiv) details in respect of the information, available to or held by it, reduced in an electronic form;*

- (xv) the particulars of facilities available to citizens for obtaining information, including the working hours of a library or reading room, if maintained for public use;
- (xvi) the names, designations and other particulars of the Public Information Officers;
- (xvii) such other information as may be prescribed; and thereafter update these publications every year;.....”

Taking cognizance of the spirit, HARERA has made available online space all the RTI queries received and responded to, by the Public Information Officer.

#### DETAILS OF CASES UNDER RTI ACT, 2005 FOR F.Y. 2021-2022

Sl. No.	Description/Particulars	Numbers
1	Number of complaints received by the State Public Information Officer under the RTI Act (year 2021)	171
2	Number of Application for which information has been provided by the State Public Information Officer (year 2021)	171
3	Number of applications pending with the State Public Information Officer (year 2021)	nil
4	Number of complaints received by the State Public Information Officer under the RTI Act (year 2022)	249
5	Number of Application for which information has been provided by the State Public Information Officer (year 2022)	249
6	Number of applications pending with the State Public Information Officer (year 2022)	nil



## ANNEXURE A

### List of registered real estate projects under the Haryana Real Estate Regulatory Authority

REAL ESTATE PROJECTS REGISTERED DURING THE PERIOD 1<sup>ST</sup> APRIL 2021 TO 31<sup>ST</sup> MARCH 2022

S. No.	RC/REP/HARERA/GGM/	Name of the promoter	Name of the project
1	449/181/2021/17 dated 12.04.2021	Bright Buildtech Pvt Ltd	Ace Palm Floors
2	450/182/2021/18 dated 12.04.2021	Mr. Nishant Luthra	Shiva-Som Valley
3	451/183/2021/19 dated 19.04.2021	Emaar India Ltd.	Emaar Business District-114
4	452/184/2021/20 dated 15.07.2021	M/s Global Horizon Holding Ltd	Flora Avenue-33
5	453/185/2021/21 dated 15.07.2021	M/s Global Horizon Holding Ltd	Flora Avenue-33
6	454/186/2021/22 dated 15.06.2021	M/s Sunsat Educational Academy Pvt Ltd	3B Homes Patauadi One
7	455/187/2021/23 dated 15.06.2021	M/s DLF Utilities Ltd	DLF Garden City
8	456/188/2021/24 dated 15.06.2021	M/s DLF Residential Partners Ltd	Independent floors at DLF Gardencity Sector 91 & 92
9	457/189/2021/25 dated 15.06.2021	M/s DLF Projects Ltd	Independent floors at DLF Gardencity Sector 91 & 92

10	458/190/2021/26 dated 22.06.2021	M/s Prime Infradevelopers Pvt Ltd	Habitat Prime
11	459/191/2021/27 dated 22.06.2021	M/s Heritage Max Realtech Pvt Ltd	Elevate Phase II
12	460/192/2021/28 dated 06.07.2021	M/s Antriksh India Projects Pvt Ltd	Central Avenue
13	461/193/2021/29 dated 06.07.2021	M/s DLF Projects Ltd	Independent floors at DLF City Phase II
14	462/194/2021/30 dated 13.07.2021	M/s Signature Global Developers Pvt Ltd	Signature Global City 37D
15	463/195/2021/31 dated 13.07.2021	M/s Signature Global Developers Pvt Ltd	Signature Global City 37D-1
16	464/196/2021/32 dated 27.07.2021	M/s Perfect Buildwell Pvt Ltd	Zara Awaas-3
17	465/197/2021/33 dated 10.08.2021	M/s Millennium Diplomats Pvt Ltd	Diplomats Golf Link
18	466/198/2021/34 dated 20.07.2021	M/s MRG Castle Realty LLP	The Skyline
19	467/199/2021/35 dated 14.07.2021	M/s Navi Estates LLP	The Leaf
20	468/200/2021/36 dated 16.07.2021	M/s SRV Automotives Pvt Ltd	Landmark The Homes 81
21	469/201/2021/37 dated 27.07.2021	M/s Elan City LLP	Elan Empire
22	470/202/2021/38 dated 27.07.2021	M/s Signature Infrabuild Pvt Ltd	Signature Global City 92
23	471/203/2021/39 dated 27.07.2021	M/s Signature Infrabuild Pvt Ltd	Signature Global City 92-1
24	472/204/2021/40 dated 10.08.2021	M/s Vatika Ltd.	Town Square-2
25	473/205/2021/41 dated 20.07.2021	M/s M V Buildcon Pvt. Ltd.	Precore City
26	474/206/2021/42 dated 27.07.2021	M/s Signature Global Homes Developers Pvt. Ltd	Signature Global Park II-Phase- II

27	475/207/2021/43 dated 13.08.2021	M/s DLF Utilities Ltd	Independent floors at DLF Garden city Sector 91 & 92
28	476/208/2021/44 dated 24.08.2021	M/s Adani M2K Projects LLP	Oyster Arcade
29	477/209/2021/45 dated 27.07.2021	M/s Sternal Buildcon Pvt Ltd	Signature Global City 81
30	478/210/2021/46 dated 27.07.2021	M/s Sternal Buildcon Pvt Ltd	Signature Global City 81-1
31	479/211/2021/47 dated 07.09.2021	M/s Lion Infra Developers LLP	Green Valley Independent Floors
32	480/212/2021/48 dated 07.09.2021	M/s Satya Townships Pvt Ltd	Satya Merano Greens
33	481/213/2021/49 dated 10.09.2021	M/s AIPL India Projects Ltd	AIPL Autograph
34	482/214/2021/50 dated 07.09.2021	M/s Ashiana Housing Ltd	Ashiana Anmol Phase II
35	483/215/2021/51 dated 14.09.2021	M/s DLF Home Developers Ltd	Independendnt Floros at DLF City Phase IV
36	484/216/2021/52 dated 16.09.2021	M/s Namdev Constructions Pvt Ltd	Suncity Vatsal Valley
37	485/217/2021/53 dated 16.09.2021	M/s Renuka Traders Pvt Ltd	Aashiyara II
38	486/218/2021/54 dated 21.09.2021	M/s Countrywide Promoters Pvt Ltd	102 Eden Estate II
39	487/219/2021/55 dated 21.09.2021	M/s Countrywide Promoters Pvt Ltd	Astaire Gardens
40	488/220/2021/56 dated 21.09.2021	M/s DLF Ltd.	Summit Plaza
41	489/221/2021/57 dated 28.09.2021	M/s White Land Corporation Pvt. Ltd.	Urban Cubes 71
42	490/222/2021/58 dated 14.09.2021	M/s Anant Raj Ltd	Anant Raj Estate
43	491/223/2021/59 dated 21.09.2021	M/s DLF Home Developers Ltd	Independent Floors at Alameda,

			Sector- 73
44	492/224/2021/60 dated 11.10.2021	M/s Diverse Developers LLP	ROF Insignia Souk
45	493/225/2021/61	M/s Signatureglobal Homes Pvt. Ltd.	Signature Global Park- 1
46	494/226/2021/62 dated 11.10.2021	M/s Signatureglobal Homes Pvt. Ltd.	Signature Global Park- 1 (Phase- 1)
47	495/227/2021/63 dated 13.10.2021	M/s Signatureglobal Homes Pvt. Ltd.	Signature Global Park III Ext (2)
48	496/228/2021/64 dated 13.10.2021	M/s Signatureglobal Homes Pvt. Ltd.	Signature Global Park- III ( 2)
49	497/229/2021/65 dated 19.10.2021	M/s SS Group Pvt Ltd	SS Linden
50	498/230/2021/66 dated 19.10.2021	M/s GLS Infraprojects Pvt. Ltd.	Avenue 86
51	499/231/2021/67 dated 12.10.2021	M/s HCBS Developments Pvt. Ltd.	HCBSA Auroville
52	500/232/2021/68 dated 25.10.2021	M/s Adhikaansh Realtors Pvt. Ltd. and Aawam Residency Pvt. Ltd.	DDJAY Residential Plotted Colony
53	501/233/2021/69 dated 25.10.2021	M/s Aawam Residency Pvt Ltd	M3M Soulitute
54	502/234/2021/70 dated 25.10.2021	M/s Adhikaansh Realtors Pvt. Ltd	Smartworld Gems
55	503/235/2021/71 dated 25.10.2021	M/s Countrywide Promoters Pvt Ltd	Green Oaks
56	504/236/2021/72 dated 25.10.2021	M/s Czar Buildwell Pvt Ltd	Mahira Homes 104
57	505/237/2021/73 dated 27.10.2021	M/s Suposhaa Realcon pvt. Ltd.	Smartworld Orchard
58	506/238/2021/74 dated 03.11.2021	M/s Suposhaa Realcon pvt. Ltd.	Smartworld Orchard
59	507/239/2021/75 dated 09.11.2021	M/s Emaar India Ltd.	Emaar Business District 89

60	508/240/2021/76 dated 09.11.2021	M/s Emaar India Ltd.	Emaar Business District 89 NXT
61	509/241/2021/77 dated 09.11.2021	M/s DLF Home Developers Ltd.	Independent Floors at DLF City Phase I & II
62	510/242/2021/78 dated 09.11.2021	M/s Namdev Constructions Pvt Ltd	Suncity Vatsal Valley Independent Floors 1
63	511/243/2021/79 dated 15.11.2021	M/s Experion Developers Pvt Ltd	Westerlies Phase 4
64	512/244/2021/80 dated 16.11.2021	DLF Home Developers Ltd.	Gardencity Central
65	513/245/2021/81 dated 29.11.2021	Paryapt Infrastructure Pvt. Ltd.	M3M Atrium 57
66	514/246/2021/82 dated 16.11.2021	Diverse Developers LLP	ROF Insignia Park
67	515/247/2021/83 dated 16.11.2021	Raj Buildwell Pvt Ltd	One Good Earth
68	516/248/2021/84 dated 13.12.2021	Adani M2K Projects LLP	Oyster Greens
69	517/249/2021/85 dated 20.12.2021	Orris Infrastructure Pvt Ltd	Orris Gateway
70	518/250/2021/86 dated 20.12.2021	Sternal Buildcon Pvt Ltd	The Millenia IV
71	519/251/2021/87 dated 20.12.2021	Sternal Buildcon Pvt Ltd	Signature Global Infinity
72	520/252/2021/88 dated 20.12.2021	DLF Residential Developers Ltd	Independent floors at DLF City Phase I, II & III
73	521/253/2021/89 dated 20.12.2021	DLF Builders & Developers Pvt Ltd	Independent floors at DLF City Phase III
74	522/254/2021/90 dated 20.12.2021	DLF Utilities Ltd	Independent floors at DLF Garden city

			Sector 91/92
75	523/255/2021/91 dated 20.12.2021	Habitat Township Pvt Ltd	Habitat 102
76	524/256/2021/92 dated 24.12.2021	Emaar India Ltd.	Emaar Business District 99
77	525/257/2021/93 dated 24.12.2021	Emaar India Ltd.	Emaar Business District 99 NXT
78	526/258/2022/01 dated 19.01.2022	Ameya Commercial Projects Pvt. Ltd.	Sapphire 57
79	527/259/2022/02 dated 24.01.2022	French Buildmart Pvt. Ltd.	The Cityscape
80	528/260/2022/03 dated 24.01.2022	DLF Homes Panchkula Pvt. Ltd.	Independent Floors at DLF City Phase- I and III
81	529/261/2022/04 dated 31.01.2022	MRG World LLP	Ultimus 2.0
82	530/262/2022/05 dated 31.01.2022	B D Infradevelopers LLP	Ultimus
83	531/263/2022/06 dated 02.02.2022	Union Buildmart Pvt. Ltd.	M3M Capital
84	532/264/2022/07 dated 01.02.2022	GCC Infra	Global Heights 88A
85	533/265/2022/08 dated 07.02.2026	ROF Infratech & Housing Pvt Ltd.	ROF Normanton Park
86	534/266/2022/09 dated 15.02.2022	Synergyshine Infra LLP	Royal Green Heights
87	535/267/2022/10 dated 21.02.2022	AB Realty Pvt. Ltd.	Valencia
88	536/268/2022/11 dated 21.02.2022	Breez InFra	Global Heights 89
89	537/269/2022/12 dated 21.02.2022	DLF Utilities Ltd.	Gardencity Arcade

90	538/270/2022/13 dated 21.02.2022	DLF Ltd.	The Grove
91	539/271/2022/14 dated 14.03.2022	DLF Ltd.	Independent Floors at DLF City Phase- IV
92	540/272/2022/15 dated 21.02.2022	Candeo Projects Pvt. Ltd.	Grand Central 114
93	541/273/2022/16 dated 04.03.2022	SHF Square LLP	SHF Homes
94	542/274/2022/17 dated 21.02.2022	Kiwi Land and Housing pvt. Ltd.	Rama Homes
95	543/275/2022/18 dated 14.03.2022	JMS Infra Reality Pvt. Ltd.	The Nation
96	544/276/2022/19 dated 21.03.2022	Signature Global India Pvt. Ltd.	Signature Global Imperial
97	545/277/2022/20 dated 31.03.2022	Rose Building Solutions Pvt. Ltd.	Signature Global City 37 D II
98	546/278/2022/21 dated 31.03.2022	Signature Global India Pvt. Ltd.	Signature Global City 63A

## ANNEXURE B

### List of registered real estate agents under the Haryana Real Estate Regulatory Authority

S No.	Registration Certificate No	Agent Name	Address of the agent
1	RC/HARERA/GGM/1692/1 287/2022/60	M/s. GOLDEN ASSETS	819-P, SECTOR-47, GURGAON, HARYANA, gurgaon District - Gurugram Haryana - 122001
2	RC/HARERA/GGM/1691/1 286/2022/59	Mr. ANIL KUMAR YADAV	COMMERCIAL SHOP NO.77, J-1, CITY CENTRE VATIKA INDIA NEXT,, SECTOR- 83 District - Gurugram Haryana - 122001
3	RC/HARERA/GGM/1690/1 285/2022/58	Mr. MOHIT SHOKEEN	OFFICE NO-S- 35,11TH FLOOR, TOWER-B, EMAAR DIGITAL GREEN,SEC- 61, Gurugram District - Gurugram Haryana - 122001
4	RC/HARERA/GGM/1689/1 284/2022/57	Mr. VARUN VERMA	UNIT NO.-R2-UG-08, M3M 65th AVENUE, MANESAR URBAN COMPLEX, SECTOR- 65 District - Gurugram Haryana - 122101



5	RC/HARERA/GGM/1688/1 283/2022/56	Mr. SANJEEV PARASHAR	Mr. SANJEEV PARASHAR SHOP NO.-1814-P, NEAR WATER TANK, MAIN MARKET ROAD, SECTOR-57 District - Gurugram Haryana - 122003
6	RC/HARERA/GGM/1687/1 282/2022/55	Mr. Satish Kumar Khurana	Mr. Satish Kumar Khurana Shop No. 44, Huda Shopping Complex, Sector 40, District - Gurugram Haryana - 122001
7	RC/HARERA/GGM/1686/1 281/2022/54	Mr. Vikash Chandra Sharma	Shop No. TF-84, SS Omnia, Sector 86, District - Gurugram Haryana - 122004
8	RC/HARERA/GGM/1685/1 280/2022/53	Mr. RAMESH CHANDRA	UNIT NO .344,3RD FLOOR, VIPUL TRADE CENTRE SEC- 48 SOHNA ROAD, Gurugram District - Gurugram Haryana - 122001
9	RC/HARERA/GGM/1684/1 279/2022/52	Mr. PARIXIT SINGH	Mr. PARIXIT SINGH COMMERCIAL UNIT NO-01, THE PALAM SQUARE, SECTOR-66 District - Gurugram Haryana - 122001
10	RC/HARERA/GGM/1683/1 278/2022/51	Mr. NIMIT RANA	Mr. NIMIT RANA COMMERCIAL SHOP NO. KF-101, G24Q+472, BLOCK-F, SECTOR-23A District - Gurugram Haryana - 122001
11	RC/HARERA/GGM/1682/1 277/2022/50	Mr. PANKAJ JAIN	Mr. PANKAJ JAIN OFFICE CABIN NO.- 51, 3rd FLOOR, ORCHID CENTRE, GOLF COURSE ROAD, SECTOR-53 District - Gurugram Haryana - 122011

12	RC/HARERA/GGM/1681/1 276/2022/49	Mr. RAGHUVENDRA AGARWAL	Mr. RAGHUVENDRA AGARWAL COMMERCIAL SHOP G-21, 2ND FLOOR, VITIK A TWON SQUARE MALL, VATIKA SECTOR ROAD,, SECTOR-82A District - Gurugram Haryana - 122001
13	RC/HARERA/GGM/1680/1 275/2022/48	Mr. SUSHIL GOYAL	Mr. SUSHIL GOYAL GOYAL INVESTMENTS, SHOP NO. 705A, UNITECH ARCADIA, SOUTH CITY 2, District - Gurugram Haryana - 122001
14	RC/HARERA/GGM/1679/1 274/2022/47	Mr. SANJAY AHLAWAT	Mr. SANJAY AHLAWAT SHOP NO.030, EMAAR THE EMERALD PLAZA SEC-65, Gurugram District - Gurugram Haryana - 122001
15	RC/HARERA/GGM/1678/1 273/2022/46	Mr. RAMAN KUMAR MAHTO	Mr. RAMAN KUMAR MAHTO UNIT NO G-53,ON GROUND FLOOR,M3M PREVE- 73, SITUATED AT SEC-73, GURUGRAM District - Gurugram Haryana - 122001
16	RC/HARERA/GGM/1677/1 272/2022/45	Mr. OM PRAKASH	Mr. OM PRAKASH SHOP NO.A-148,1ST FLOOR, UNITECH ARCADIA, SOUTH CITY-2,SEC-49, Gurugram District - Gurugram Haryana - 122001
17	RC/HARERA/GGM/1676/1 271/2022/44	Mr. LOVEMESH YADAV	Mr. LOVEMESH YADAV Office At 572-P,, Sector -23-23A, District - Gurugram Haryana - 122001

18	RC/HARERA/GGM/1675/1 270/2022/43	Mr. UMESH KUMAR CHAUHAN	Mr. UMESH KUMAR CHAUHAN Office No. F-420, The Sapphire, S-1 Block, Uppals Southend, Sec-49, District - Gurugram Haryana - 122018
19	RC/HARERA/GGM/1674/1 269/2022/42	Mr. HARPREET THUKRAL	Mr. HARPREET THUKRAL UNIT NO.EPO-07-022, EMERALD PLAZA,GOLF COURSE EXT ROAD,SEC-65, Gurugram District - Gurugram Haryana - 122001
20	RC/HARERA/GGM/1673/1 268/2022/41	M/s. DNR REALTY CONSULTANTS LLP	M/s. DNR REALTY CONSULTANTS LLP SHOP NO.421,GALLERIA TOWER,GALLERIA MARKET,DLF PH-4, Gurugram District - Gurugram Haryana - 122001
21	RC/HARERA/GGM/1672/1 267/2022/40	Mr. MANJIT SINGH	Mr. MANJIT SINGH SHOP NO.B-130, COMMERCIAL COMPLEX KNOWN AS NIRVANA COURTYARD IN NIRVANA COUNTRY-1,SEC-50, SOUTH CITY-II, Gurugram District - Gurugram Haryana - 122001
22	RC/HARERA/GGM/1671/1 266/2022/39	Mr. SUMIT KUMAR RUSTAGI	Mr. SUMIT KUMAR RUSTAGI SHOP NO 2, OMKAR COMPLEX,OPP.ANTR IKSH HEIGHTS,SEC-85, GURUGRAM District - Gurugram Haryana - 122004
23	RC/HARERA/GGM/1670/1 265/2022/38	Mr. Anand Singh Rathee	Mr. Anand Singh Rathee Shop No. 103, Huda Market,, Sector-32, District - Gurugram Haryana - 122001

24	RC/HARERA/GGM/1669/1 264/2022/37	M/s. PORTFOLIO REALTY PRIVATE LIMITED	M/s. PORTFOLIO REALTY PRIVATE LIMITED BLK- 2/19,G.F.,BLOCK-2, M3M COSMOPOLITAN,SEC TOR-66, GURUGRAM District - Gurugram - 122002
25	RC/HARERA/GGM/1668/1 263/2022/36	Mr. DINESH	Mr. DINESH SHOP NO.-91, TEEKLI ROAD, NEW BASTI, TEEKLI, GURUGRAM District - Gurugram Haryana - 122101
26	RC/HARERA/GGM/1667/1 262/2022/35	Mr. Nilesh Pandit	Mr. Nilesh Pandit UGF 178A PALM VYAPAR KENDRA PALM VIHAR , District - Gurugram Haryana - 122017
27	RC/HARERA/GGM/1666/1 261/2022/34	Ms. MONIKA	Ms. MONIKA SHOP NO-DSS-9, SECTOR-10, GURUGRAM District - Gurugram Haryana - 122001
28	RC/HARERA/GGM/1665/1 260/2022/33	Mr. DHEERAJ SATIJA	Mr. DHEERAJ SATIJA OFFICE CABIN NO.- 51, 3rd FLOOR, ORCHID CENTER, GOLF COURSE ROAD, SECTOR-53 District - Gurugram Haryana - 122011
29	RC/HARERA/GGM/1664/1 259/2022/32	Mr. Shivam Pratap Singh	Mr. Shivam Pratap Singh Office No. 341, Vipul Trade Centre, Sohna Road,, Sector 48 District - Gurugram Haryana - 122001
30	RC/HARERA/GGM/1663/1 258/2022/31	Mr. AMIT VAID	Mr. AMIT VAID SHOP NO. 136, HUDA MARKET, SECTOR- 31, Gurugram District - Gurugram Haryana - 122001

31	RC/HARERA/GGM/1662/1 257/2022/30	Mr. Kishor Kumar	Mr. Kishor Kumar Office At Investment Estate, Shop No. 06, Near Induind Bank, V.P.O Fazilwas, Panchgaon, Manesar District - Gurugram Haryana - 122413
32	RC/HARERA/GGM/1661/1 256/2022/29	Mr. MAHENDRA KUMAR	Mr. MAHENDRA KUMAR SHOP NO-SB/- R/1L/04/15,ON FIRST FLOOR,M3M URBANA,SEC-67, Gurugram District - Gurugram Haryana - 122001
33	RC/HARERA/GGM/1660/1 255/2022/28	Mr. Bharat Bhushan	Mr. Bharat Bhushan Commercial Unit/Shop No. 101, Sector 14 District - Gurugram Haryana - 122001
34	RC/HARERA/GGM/1659/1 254/2022/27	M/s. AIM INFRABUILD COMPANY PRIVATE LIMITED	M/s. AIM INFRABUILD COMPANY PRIVATE LIMITED M-39, BASEMENT,OLD DLF COLONY,SEC-14, Gurugram District - Gurugram Haryana - 122001
35	RC/HARERA/GGM/1658/1 253/2022/26	Mr. VIKAS NAGPAL	Mr. VIKAS NAGPAL SHOP NO.-56, 1st FLOOR, MAIN MARKET, SUSHANT LOK, PHASE-2, GURUGRAM District - Gurugram Haryana - 122002
36	RC/HARERA/GGM/1657/1 252/2022/25	Mr. DHARMENDER KAPOOR	Mr. DHARMENDER KAPOOR COMMERCIAL COMPLEX 957, 9TH FLOOR, JMD MEGAPOLIS, SOHNA ROAD, GURUGRAM District - Gurugram Haryana - 122018

37	RC/HARERA/GGM/1656/1 251/2022/24	Mr. KUNAL KAUSHIK	Mr. KUNAL KAUSHIK SHOP NO.-FF-160, 1st FLOOR, JMD MEGAPOLIS, SOHNA ROAD, GURUGRAM District - Gurugram Haryana - 122018
38	RC/HARERA/GGM/1655/1 250/2022/23	Mr. Tushar Kant Yadav	Mr. Tushar Kant Yadav Paramount Developers And Consultants, Shop No. 154, Central Arcade,, DLF Phase -2, District - Gurugram Haryana - 122002
39	RC/HARERA/GGM/1654/1 249/2022/22	M/s. STAR ESTATE	M/s. STAR ESTATE 4th Floor, Unit No.430,431,432, Suncity Success Tower, Sector 65, Golf Course Extension Road, Gurgaon, Haryana, 122001, Gurgaon District - Gurugram Haryana - 122001
40	RC/HARERA/GGM/1653/1 248/2022/21	Mr. SUKHINDER SINGH CHAUHAN	Mr. SUKHINDER SINGH CHAUHAN SECTOR-88 , HARSARU District - Gurugram Haryana - 122505
41	RC/HARERA/GGM/1652/1 247/2022/20	Mr. SUSHIL KUMAR	Mr. SHAKTI ADHLAKHA R6/115, FIRST FLOOR, M3M URBANA, SECTOR 67,, GURUGRAM District - Gurugram Haryana - 122101
42	RC/HARERA/GGM/1651/1 246/2022/19	Mr. SAHIL	Mr. SAHIL SHOP -UG65, COMMERCIAL COMPLEX,SOLERA SIGNATURE GLOBAL,DHARAMPU R MAIN ROAD,SEC- 107, GURUGRAM District - Gurugram Haryana - 122006

43	RC/HARERA/GGM/1650/1 245/2022/18	M/s. ORCHID LAND BASE PVT LTD	M/s. ORCHID LAND BASE PVT LTD Commercial Shop- PSQ-1, The Palm Square, Badshahpur, Sector-66 District - Gurugram - 122001
44	RC/HARERA/GGM/1649/1 244/2022/17	Ms. MITA CHOPRA	Ms. MITA CHOPRA IX-08, ILD TRADE CENTRE, SOHNA ROAD, SECTOR 47 District - Gurugram Haryana - 122001
45	RC/HARERA/GGM/1648/1 243/2022/16	M/s. GRANDVIEW CONSULTING LLP	M/s. GRANDVIEW CONSULTING LLP HOUSE NO.-162, GROUND FLOOR, SECTOR-28 District - Gurugram Haryana - 122002
46	RC/HARERA/GGM/1647/1 242/2022/15	Mr. MAHENDER KUMAR	Mr. MAHENDER KUMAR MS INTERIOR OFFICE AT BG-108, CONSCIENT ONE, SECTOR-109, GURUGRAM District - Gurugram Haryana - 122017
47	RC/HARERA/GGM/1646/1 241/2022/14	Ms. PRATIMA KUMARI	Ms. PRATIMA KUMARI 105, Vipul Business Park, Sohna Road, GURUGRAM District - Gurugram Haryana - 122018 Email: himughalvishal1556 @gmail.com Phone No: +91 8130- 014-226
48	RC/HARERA/GGM/1645/1 240/2022/13	Mr. BALRAJ SINGH	Mr. BALRAJ SINGH 105, Vipul Business Park, Sohna Road, Gurugram District - Gurugram Haryana - 122018

49	RC/HARERA/GGM/1644/1 239/2022/12	Mr. MANOJ KHATRI	M/s. TALWAR DEVELOPERS LLP UNIT NO.6,1ST FLOOR,GLOBAL FOYER,GOLF COURSE ROAD,SEC-43, GURUGRAM District - Gurugram Haryana - 122002
50	RC/HARERA/GGM/1643/1 238/2022/11	M/s. PLATINUM PARTNERS	M/s. PLATINUM PARTNERS OFFICE NO.A- 209,2ND FLOOR, PIONEER URBAN SQUARE,SEC-62, Gurugram District - Gurugram Haryana - 122001
51	RC/HARERA/GGM/1642/1 237/2022/10	Mr. HIMANSHU GREWAL	Mr. HIMANSHU GREWAL UNIT NO.EPO-07- 021-CAM, EMERALD PLAZA SEC-65, GURUGRAM District - Gurugram Haryana - 122001
52	RC/HARERA/GGM/1641/1 236/2022/9	Mr. BHUPENDER SINGH	Mr. SANJAY SARDANA UNIT NO.-13, EDMONTON SHOPPING MALL, GROUND FLOOR, THE BRISTOL HOTEL, DLF PHASE-1 District - Gurugram Haryana - 122008
53	RC/HARERA/GGM/1640/1 235/2022/8	Mr. KULDEEP PANWAR	Mr. KULDEEP PANWAR E-4A,SHOP NO.1,PH- 1,NEW PALAM VIHAR,MAIN BAJGHARA ROAD, Gurugram District - Gurugram Haryana - 122017
54	RC/HARERA/GGM/1639/1 234/2022/7	Mr. PRASHANT KUMAR	Mr. PRASHANT KUMAR LG-G-9,SUSHANT SHOPPING ARCADE,B- BLOCK,SUSHANT LOK,PHASE-1, GURUGRAM District - Gurugram



			Haryana - 122001
55	RC/HARERA/GGM/1638/1 233/2022/6	Mr. EISER KHURANA	Mr. EISER KHURANA SHOP NO-C20, VATIKA TOWN SQUARE, SEC-82A, Gurugram District - Gurugram Haryana - 122014
56	RC/HARERA/GGM/1637/1 232/2022/5	Mr. VIVEK KUMAR	Mr. VIVEK KUMAR SHOP NO.4, YADAV COMPLEX OPP-DLF NEW TOWN HEIGHTS SEC-90, GURUGRAM District - Gurugram Haryana - 122505
57	RC/HARERA/GGM/1636/1 231/2022/4	Mr. SONVIR	Mr. SONVIR UNIT NO.341, 3rd FLOOR AT VIPUL TRADE CENTRE, SEC- 48, SOHNA ROAD, GURUGRAM District - Gurugram Haryana - 122001
58	RC/HARERA/GGM/1635/1 230/2022/3	Mr. Gaurav Aggarwal	Mr. Gaurav Aggarwal The Real Estate Experts, Shop No. C- 11, 1st Floor, , Sushant Lok-1, District - Gurugram Haryana - 122001
59	RC/HARERA/GGM/1634/1 229/2022/2	Mr. KARAN DALAL	Mr. KARAN DALAL COMMERCIAL SHOP NO-38, 1st FLOOR, OMAXE CITY MALL,, SECTOR-49 District - Gurugram Haryana - 122103
60	RC/HARERA/GGM/1633/1 228/2022/1	M/s. WHITELAND CORPORATION PRIVATE LIMITED	M/s. WHITELAND CORPORATION PRIVATE LIMITED WORLD MARK, UNIT NO. 1001, 10TH FLOOR, SECTOR-65, MAIDAWAS,, GURUGRAM District - Gurugram Haryana - 122001

61	RC/HARERA/GGM/1632/1 227/2021/234	Mr. PARVEEN KUMAR GROVER	Mr. PARVEEN KUMAR GROVER Shop No.22, Ground Floor, AVL 36, Sector- 36A, Gurugram District - Gurugram Haryana - 122004
62	RC/HARERA/GGM/1631/1 226/2021/233	Mr. AKASH SHARMA	Mr. AKASH SHARMA SHOP NO_22,23,ROF AALYAS,SEC-102, GURUGRAM District - Gurugram Haryana - 122002
63	RC/HARERA/GGM/1630/1 225/2021/232	Mr. KRISHNA NAND	Mr. KRISHNA NAND 449, 4TH FLOOR, JMD MEGAPOLIS, SOHNA ROAD, GURUGRAM District - Gurugram Haryana - 122018
64	RC/HARERA/GGM/1629/1 224/2021/231	Mr. SATBIR SINGH	Mr. SATBIR SINGH SHOP NO.LGF-2H,IN BLOCK-H,SUSHANT SHOPPING ARCADE,SUSHANT LOK, GURUGRAM District - Gurugram Haryana - 122001
65	RC/HARERA/GGM/1628/1 223/2021/230	Mr. AKHLESH PALIWAL	Mr. AKHLESH PALIWAL SHOP NO-GF-E-137, SUSHANT SHOPPING ARCADE, SUSHANT LOK-1, GURUGRAM District - Gurugram Haryana - 122001
66	RC/HARERA/GGM/1627/1 222/2021/229	Mr. MAINPAL YADAV	Mr. MAINPAL YADAV UNIT NO.-507, SMART SUITS, 5th FLOOR, AIPL JOY STREET, SECTOR-66 District - Gurugram Haryana - 122018
67	RC/HARERA/GGM/1626/1 221/2021/228	Mr. AMIT BOKEN	Mr. AMIT BOKEN 410, TOWER-A, 4th FLOOR, PIONEER URBAN SQUARE, SECTOR-62 District - Gurugram Haryana - 122002

68	RC/HARERA/GGM/1625/1 220/2021/227	Mr. NAVJOT SINGH SAINI	Mr. NAVJOT SINGH SAINI OFFICE-UG-006, UPPER GROUND FLOOR, MGF METROPOLIS MALL, MEHRAULI GURUGRAM ROAD, GURUGRAM District - Gurugram Haryana - 122002
69	RC/HARERA/GGM/1624/1 219/2021/226	Mr. Vikas Shrivastava	Mr. Vikas Shrivastava INNOV8 , 3RD FLOOR , ORCHID CENTER , NEAR IILM INSTITUTE , SECTOR-53 , . District - Gurugram Haryana - 122022
70	RC/HARERA/GGM/1623/1 218/2021/225	Mr. PRADEEP SHEORAN	Mr. PRADEEP SHEORAN F-188 FIRST FLOOR SAPPHIRE 90 MALL , SECTOR-90 District - Gurugram Haryana - 122004
71	RC/HARERA/GGM/1622/1 217/2021/224	Mr. AMIT YADAV	Mr. AMIT YADAV UNIT NO-EPO-03- 024 ON 3rd FLOOR, EMERALD PLAZA SEC-65, GURUGRAM District - Gurugram Haryana - 122018
72	RC/HARERA/GGM/1621/1 216/2021/223	Mr. NITIN	Mr. NITIN C-612A, M3M URBANA, SECTOR- 67, GOLF COURSE ROAD EXTN., GURUGRAM District - Gurugram Haryana - 122001
73	RC/HARERA/GGM/1620/1 215/2021/222	M/s. ANAND AGGARWAL PROPERTIES	M/s. ANAND AGGARWAL PROPERTIES 218, 2ND FLOOR, PHASE IV,, UDYOG VIHAR District - Gurugram Haryana - 122016

74	RC/HARERA/GGM/1619/1 214/2021/221	Mr. MANISH RAJPAL	Mr. MANISH RAJPAL SHOP NO.1,JYOTI PARK , BEHIND GEETA BHAWAN MANDIR, GURUGRAM District - Gurugram Haryana - 122001
75	RC/HARERA/GGM/1618/1 213/2021/220	M/s. SYS PROPERTIES LLP	M/s. SYS PROPERTIES LLP SHOP NO.-585, MAIN GOLF COURSE ROAD, SECTOR-43 District - Gurugram Haryana - 122002
76	RC/HARERA/GGM/1617/1 212/2021/219	M/s. UMTS CONSULTING SERVICES PRIVATE LIMITED	M/s. UMTS CONSULTING SERVICES PRIVATE LIMITED 1104, MILLENIUM PLAZA, Tower-B, SUSHANT LOK-I, GURUGRAM District - Gurugram - 122001
77	RC/HARERA/GGM/1616/1 211/2021/218	Mr. Jeet Sangwan	Mr. Jeet Sangwan Unit No.418, Vipul Bussiness Park, Sector-48 District - Gurugram Haryana - 122004
78	RC/HARERA/GGM/1615/1 210/2021/217	Mr. RAJESH ARORA	Mr. RAJESH ARORA OFFICE NO 313 3RD FLOOR GOOD EARTH CITY CENTRE SECTOR 50, gurugram District - Gurugram Haryana - 122018
79	RC/HARERA/GGM/1614/1 209/2021/216	Mr. FIROJ KHAN	Mr. FIROJ KHAN SHOP No. F111, GROUND FLOOR, SUSHANT SHOPPING ARCADE, , SUSHANT LOK PH-1 District - Gurugram Haryana - 122001
80	RC/HARERA/GGM/1613/1 208/2021/215	M/s. RAKSHA INFRABUILD LLP	M/s. RAKSHA INFRABUILD LLP Shop No-114, Sector- 15 Market, Huda Complex, Gurgaon, Haryana, GURUGRAM District - Gurugram

			Haryana - 122001
81	RC/HARERA/GGM/1612/1 207/2021/214	Mr. DIKSHANT KATARIA	Mr. DIKSHANT KATARIA OFFICE NO.-408, 4TH FLOOR, THE AMEYA SAPPHIRE, SECTOR- 49, GURUGRAM District - Gurugram Haryana - 122018
82	RC/HARERA/GGM/1611/1 206/2021/213	Mr. MANGAL SINGH	Mr. MANGAL SINGH SHOP No. 201, MR GYM BUILDING, 02ND FLOOR, SECTOR 86 District - Gurugram Haryana - 122001
83	RC/HARERA/GGM/1610/1 205/2021/212	M/s. AMETHYST LANDBASE LLP	M/s. AMETHYST LANDBASE LLP UNIT No. 318, 03RD FLOOR, SUNCITY SUCCESS TOWER, GOLF COURSE EXTN. ROAD, SECTOR 65 District - Gurugram Haryana - 122018
84	RC/HARERA/GGM/1609/1 204/2021/211	Mr. MOHIT YADAV	Mr. MOHIT YADAV UNIT NO.334,3rd FLOOR,JMD MEGAPOLIS,SEC- 48,SOHNA ROAD, GURUGRAM District - Gurugram Haryana - 122002
85	RC/HARERA/GGM/1608/1 203/2021/210	Mr. HEMANT YADAV	Mr. HEMANT YADAV DEEP ASSOCIATES, SHOP NO.2 GROUND FLOOR, CORONA OPTUS, SECTOR 37C, GURUGRAM District - Gurugram Haryana - 122001
86	RC/HARERA/GGM/1607/1 202/2021/209	Mr. KAVI RAJ	Mr. KAVI RAJ SHOP NO.-49, FIRST FLOOR, EMERALD PLAZA, SECTOR-65 District - Gurugram Haryana - 122001

87	RC/HARERA/GGM/1606/1 201/2021/208	M/s. SIMPLEASE SOLUTIONS PRIVATE LIMITED	M/s. SIMPLEASE SOLUTIONS PRIVATE LIMITED SHOP No. 411A, 04th Floor, WELLDONE TECH PARK, SECTOR 48 District - Gurugram Haryana - 122002
88	RC/HARERA/GGM/1605/1 200/2021/207	Mr. BALJEET SINGH	Mr. BALJEET SINGH UNIT NO.1129,11TH FLOOR,SPAHEL-TECH PARK, TOWER B-3, SECTOR_49,SOHNA ROAD, GURUGRAM District - Gurugram Haryana - 122018
89	RC/HARERA/GGM/1604/1 199/2021/206	Mr. MANISH ROY	Mr. SHAKTI SINGH WEWORK OFFICE SPACE,4TH FLOOR, OFFICE NO-5,SEC-15, PART-2, NEAR 32ND, MILESTONE, GURUGRAM District - Gurugram Haryana - 122001
90	RC/HARERA/GGM/1603/1 198/2021/205	Mr. SHAKTI SINGH	Mr. SHAKTI SINGH WEWORK OFFICE SPACE,4TH FLOOR, OFFICE NO-5,SEC-15, PART-2, NEAR 32ND, MILESTONE, GURUGRAM District - Gurugram Haryana - 122001
91	RC/HARERA/GGM/1602/1 197/2021/204	M/s. M/S INVESTORS GUIDE	M/s. M/S INVESTORS GUIDE UNIT NO.217,2ND FLOOR,M3M COSMOPOLITAN,SEC -66, GURUGRAM District - Gurugram Haryana - 122001
92	RC/HARERA/GGM/1601/1 196/2021/203	M/s. ANT CREDITEX TECHNOLOGIES PVT. LTD.	M/s. ANT CREDITEX TECHNOLOGIES PVT. LTD. UNIT NO.-601, SUNCITY SUCCESS TOWER, SECTOR-65 District - Gurugram - 122102

93	RC/HARERA/GGM/1600/1 195/2021/202	Mr. ANKUR RAWAL	Mr. ANKUR RAWAL C-GF-181, OMAXE GURUGRAM MALL, SOHNA ROAD, SECTOR-49 District - Gurugram Haryana - 122001
94	RC/HARERA/GGM/1599/1 194/2021/201	M/s. SPACE ASSOCIATES INDIA	M/s. SPACE ASSOCIATES INDIA SHOP NO. DCT-023, G/F, CITY COURT, DLF CITY, VILLAGE SIKANDERPUR GHOSI, SECTOR-25A, TEHSIL & DISTT. GURGAON., GURUGRAM District - Gurugram - 122002
95	RC/HARERA/GGM/1598/1 193/2021/200	Mr. Himanshu Nautiyal	Mr. Himanshu Nautiyal 771,Sec39,Netaji Subhash Marg, Gurugram District - Gurugram Haryana - 122001
96	RC/HARERA/GGM/1597/1 192/2021/199	M/s. Perfect Key Solution Pvt Ltd	M/s. Perfect Key Solution Pvt Ltd 756, JMD Megapolis. Sector 48, Sohna Road, Gurugram District - Gurugram - 122001
97	RC/HARERA/GGM/1596/1 191/2021/198	Ms. Suman	Ms. Suman COMMERCIAL SHOP 39/2, SECOND FLOOR, OMAXE CELEBRATION MALL, SOHNA ROAD, SECTOR 48 District - Gurugram Haryana - 122001
98	RC/HARERA/GGM/1595/1 190/2021/197	Mr. Sudeep Kumar Gupta	Mr. Sudeep Kumar Gupta Shop No 06, 1st Floor, Signature Global Solera, Sector- 107, Gurgaon District - Gurugram Haryana - 122006

99	RC/HARERA/GGM/1594/1 189/2021/196	Mr. Sandeep Kumar	Mr. Sandeep Kumar Shop No.1 & 2, Main Sohna Road, Suryansh Hotel Adjacent To Central Park Flower Valley, Sector-33, Sohna District - Gurugram Haryana - 122103
100	RC/HARERA/GGM/1593/1 188/2021/195	M/s. PSN REALTECH	M/s. PSN REALTECH SHOP NO.A-27, GROUND FLOOR, TOWN SQUARE, VATIKA INDIA NEXT,SEC-82, GURUGRAM District - Gurugram Haryana - 122001
101	RC/HARERA/GGM/1592/1 187/2021/194	Mr. Rakesh Bajaj	Mr. Rakesh Bajaj UGF-229G, Sushant Shopping Arcade, Sushant Lok-1, Gurugram District - Gurugram Haryana - 122009
102	RC/HARERA/GGM/1591/1 186/2021/193	Mr. VIKRAM SINGH	Mr. VIKRAM SINGH 814 B, UNITECH ARCADIA, SECTOR 49 District - Gurugram Haryana - 122001
103	RC/HARERA/GGM/1590/1 185/2021/192	Mr. KULDEEP DIXIT	Mr. KULDEEP DIXIT SHOP NO.120,1St FLOOR AT SS OMNIA,SEC-86, Gurugram District - Gurugram Haryana - 122001
104	RC/HARERA/GGM/1589/1 184/2021/191	Mr. SHAKIR ALI	Mr. SHAKIR ALI COMMERCIAL UNIT- 303, UNITECH ARCADIA, SOUTH CITY-2, SECTOR-47 District - Gurugram Haryana - 122018
105	RC/HARERA/GGM/1588/1 183/2021/190	Ms. NIDHI TOKAS	Ms. NIDHI TOKAS SHOP NO.22,PARK STREET, BPTP SECTOR-37D, Gurugram District - Gurugram Haryana - 122001



106	RC/HARERA/GGM/1587/1 182/2021/189	Mr. SUMIT GUPTA	Mr. SUMIT GUPTA SHOP NO.-348, 3rd FLOOR, RAHEJA MALL, SECTOR-47, SOHNA ROAD, GURUGRAM District - Gurugram Haryana - 122001
107	RC/HARERA/GGM/1586/1 181/2021/188	Mr. VIJAY SHARMA	Mr. VIJAY SHARMA THE INVESTMENT YARD, OFFICE NO. 806, 8TH FLOOR, SPAZ PLATINUM TOWER, SECTOR 47, GURUGRAM District - Gurugram Haryana - 122001
108	RC/HARERA/GGM/1585/1 180/2021/187	Ms. ABHA MISRA	Ms. ABHA MISRA COMMERCIAL UNIT 90-B, DELHI JAIPUR EXPRESSWAY, UDYOG VIHAR, SECTOR 18 District - Gurugram Haryana - 122001
109	RC/HARERA/GGM/1584/1 179/2021/186	Mr. PARDEEP KUMAR	Mr. PARDEEP KUMAR SHOP NO. 232, 2ND FLOOR, RAHEJA MALL, SECTOR 47 District - Gurugram Haryana - 122001
110	RC/HARERA/GGM/1583/1 178/2021/185	Mr. MANISH CHHATWAL	Mr. MANISH CHHATWAL SHOP NO.-101, BLOCK-R6, M3M URBANA, SECTOR- 67, GURUGRAM District - Gurugram Haryana - 122002
111	RC/HARERA/GGM/1582/1 177/2021/184	Mr. JASWANT BEGWANI	Mr. JASWANT BEGWANI SHOP NO.10,MAIN SECTOR MARKET OPP.DPS, SECTOR-85, GURUGRAM District - Gurugram Haryana - 122001

112	RC/HARERA/GGM/1581/1 176/2021/183	M/s. HUM FAUJI REAL ESTATE	M/s. HUM FAUJI REAL ESTATE COMMERCIAL SHOP NO.-1X/12A, ILD MALL, SECTOR- 47, GURUGRAM District - Gurugram Haryana - 122004
113	RC/HARERA/GGM/1580/1 175/2021/182	M/s. SAFFIRE CONSULTING SERVICES PVT. LTD.	M/s. SAFFIRE CONSULTING SERVICES PVT. LTD. SF-25, SUSHANT VYAPAR KENDRA, SUSHANT LOK-1, GURUGRAM District - Gurugram Haryana - 122002
114	RC/HARERA/GGM/1579/1 174/2021/181	Mr. SATISH KUMAR	Mr. SATISH KUMAR SHOP NO.-211-B, AAPKA BAZAR, GURUGRAM District - Gurugram Haryana - 122001
115	RC/HARERA/GGM/1578/1 173/2021/180	Mr. Akhilesh Sharma	Mr. Akhilesh Sharma Shop No.113, First Floor, M3M Corner Walk, Sector-74, District - Gurugram Haryana - 122004
116	RC/HARERA/GGM/1577/1 172/2021/179	M/s. Absolute Assets LLP	M/s. Absolute Assets LLP 411 Tower-A , Pioneer Urban Square , Sector 62 , Gurugram District - Gurugram Haryana - 122002
117	RC/HARERA/GGM/1576/1 171/2021/178	Mr. AABID AHMED	Mr. AABID AHMED SHOP NO.-151, 1st FLOOR, ARDEE CITY MALL, BLOCK-B, ARDEE CITY, SECTOR-52, GURUGRAM District - Gurugram Haryana - 122002
118	RC/HARERA/GGM/1575/1 170/2021/177	Ms. RENU GOSWAMI	Ms. RENU GOSWAMI UNIT NO.-551, 5th FLOOR, TOWER-B2, SPACE I-TECH PARK, SECTOR-49, SOHNA ROAD, GURUGRAM District - Gurugram Haryana - 122002

119	RC/HARERA/GGM/1574/1 169/2021/176	Mr. CHANDER SHEKHER	Mr. CHANDER SHEKHER SHOP NO-G48, GROUND FLOOR EMERALD PLAZA, SEC-65, GURUGRAM District - Gurugram Haryana - 122018
120	RC/HARERA/GGM/1573/1 168/2021/175	Ms. Gitanjali Singh	Ms. Gitanjali Singh UGF-217 , Suncity Arcade , Sector-54 , . District - Gurugram Haryana - 122001
121	RC/HARERA/GGM/1572/1 167/2021/174	Mr. AMIT KUMAR	UNIT NO.-SF-221, S.S PLAZA, SECTOR-47, GURUGRAM District - Gurugram Haryana - 122018
122	RC/HARERA/GGM/1571/1 166/2021/173	Mr. VARUN CHAUHAN	COMMERCIAL SHOP NO-G-38, GROUND FLOOR, SAPPHIRE EIGHT THREE COMPLEX, SECTOR- 83 District - Gurugram Haryana - 123401
123	RC/HARERA/GGM/1570/1 165/2021/172	Mr. MANOJ BABU	SHOP CF-009, FIRST FLOOR, BAANI CITY CENTRE, SECTOR 63 District - Gurugram Haryana - 122001
124	RC/HARERA/GGM/1569/1 164/2021/171	Mr. SHANKARA CHARYA SHUKLA	KAUSTUBH ESTATE, SHOP No. 8, TYAGI MARKET, EMERALD ESTATE, SECTOR 65 District - Gurugram Haryana - 122001
125	RC/HARERA/GGM/1568/1 163/2021/170	M/s. Investinpro Realtech Private Limited	Unit No.413, Tower- A, 4th Floor, Pioneer Urban Square, Sector-62, Pioneer Urban Square District - Gurugram Haryana - 122002
126	RC/HARERA/GGM/1567/1 162/2021/169	M/s. OAKWOOD MARKETING PRIVATE LIMITED	Premium Office Space, Ground Floor, Le Meridian Gurgaon Hotel, MG Road, Sector 26, Gurugram District - Gurugram Haryana - 122002

127	RC/HARERA/GGM/1566/1 161/2021/168	Mr. SUSHANT GUREJA	UNIT NO.1135,JMD MEGAPOLIS,SOHNA ROAD , SECTOR-48, GURUGRAM District - Gurugram Haryana - 122002
128	RC/HARERA/GGM/1565/1 160/2021/167	Mr. DINESH GROVER	SHOP NO.C-344, GROUND FLOOR,IN C BLOCK, SECTOR-43, SUSHANT LOK PHASE-1, GURUGRAM District - Gurugram Haryana - 122009
129	RC/HARERA/GGM/1564/1 159/2021/166	Mr. DEVRAJ SAINI	SHOP NO.-6015, DLF PHASE-4, NEAR MAIN ROAD, GURGAON HO, GURUGRAM District - Gurugram Haryana - 122001
130	RC/HARERA/GGM/1563/1 158/2021/165	Mr. SAURABH SINGH NEHRA	SHOP NO.120, SITUATED IN 1st FLOOR,SIGNUM-71, SECTOR-71, Gurugram District - Gurugram Haryana - 122002
131	RC/HARERA/GGM/1562/1 157/2021/164	Mr. ISHANT DUDEJA	OFFICE SPACE NO.- 205, KD TOWER, VIJAY PARK, MAIN MADANPURI ROAD, WITHIN KHASRA NO.-13083,, 5216/1234, GURUGRAM District - Gurugram Haryana - 122002
132	RC/HARERA/GGM/1561/1 156/2021/163	Mr. RAVI RANA	UNIT NO. GF/04, GROUND FLOOR, TOWER NO. A4, PART 1/2, AT PLAZA AT 106, , SECTOR 106 District - Gurugram Haryana - 122001
133	RC/HARERA/GGM/1560/1 155/2021/162	Mr. MANISH GUPTA	SHOP NO.-06, RAGHAV COMMERCIAL CENTRE, GALI NO.-2, EAST RAJIV NAGAR, NEAR MATA ROAD, GURUGRAM District - Gurugram

			Haryana - 122001
134	RC/HARERA/GGM/1559/1 154/2021/161	M/s. PLATINUM CONSULTANTS PROPERTY LLP	806,8th FLOOR,VIPUL BUSINESS PARK,SEC- 48 SOHNA ROAD, GURUGRAM District - Gurugram Haryana - 122018
135	RC/HARERA/GGM/1558/1 153/2021/160	M/s. SHRESHTHAM SERVICES LLP	Shop No 4, Heritage Max, Sector 102, Dwarka Express Way, Gurgaon District - Gurugram Haryana - 122505
136	RC/HARERA/GGM/1557/1 152/2021/159	Mr. PAWAN KUMAR	SHOP NO.-7, TULIP PETALS, SECTOR-89, GURUGRAM District - Gurugram Haryana - 122505
137	RC/HARERA/GGM/1556/1 151/2021/158	Mr. VIRENDER MANN	SHOP NO.-241A, 2nd FLOOR, RAHEJA MALL, SECTOR-47, GURUGRAM District - Gurugram Haryana - 122018
138	RC/HARERA/GGM/1555/1 150/2021/157	M/s. Pacific Realty	957, 9th Floor, JMD Megapolis Commercial Complex, Sector 48, Sohna Road , Gurugram District - Gurugram Haryana - 122018
139	RC/HARERA/GGM/1554/1 149/2021/156	Mr. AMANPREET UPPAL	OFFICE AT 3RD FLOOR, PLOT NO. 115,INSTITUTIONAL AREA, 1 SEAT SPACE, SECTOR 44 District - Gurugram Haryana - 122003
140	RC/HARERA/GGM/1553/1 148/2021/155	M/s. Royal Infra Buildtech	412,4th Floor, ILD Trade Centre , Sohna Road Gurugram Haryana -122018, Office No.220 2nd Floor ILD Trade Center Sector -47 Sohna Road

			Gurugram District - Gurugram - 122018
141	RC/HARERA/GGM/1552/1 147/2021/154	Mr. AMIT SHARMA	SHOP NO.-TF-90, S.S OMANIA, SECTOR-86, GARDEN, DWARKA EXPRESSWAY, GURUGRAM District - Gurugram Haryana - 122004
142	RC/HARERA/GGM/1551/1 146/2021/153	Mr. SUDESH KUMAR	SHOP NO.-4-71A, BASEMENT, PALAM VIHAR, GURUGRAM District - Gurugram Haryana - 122017
143	RC/HARERA/GGM/1550/1 145/2021/152	Mr. RAHUL JUNEJA	342, TOWER A, SPAZE ITECH PARK, SOHNA ROAD, Gurugram District - Gurugram Haryana - 122018
144	RC/HARERA/GGM/1549/1 144/2021/151	Mr. PRADIP SINGH	SHOP NO-2, OPP EMMAR EMERALD HILLS, SECTOR -65,, GURUGRAM District - Gurugram Haryana - 122001
145	RC/HARERA/GGM/1548/1 143/2021/150	Mr. VARUN JINDAL	SHOP NO.-323/A, 3rd Floor, SAHARA MALL, M.G ROAD, SARSWATI VIHAR, CHAKKARPUR, SECTOR-28, GURUGRAM District - Gurugram Haryana - 122002
146	RC/HARERA/GGM/1547/1 142/2021/149	Mr. BIKRAMJIT SINGH	OFFICE SPACE NO.- 223, 2nd FLOOR, SUNCITY SUCESS TOWER, SECTOR-65, GURUGRAM District - Gurugram Haryana - 122018

147	RC/HARERA/GGM/1546/1 141/2021/148	Mr. RAJIW TIWARI	SHOP NO-11,ANSAL PLAZA MALL,BIJWASAN ROAD,G- BLOCK,PALAM VIHAR, GURUGRAM District - Gurugram Haryana - 122017
148	RC/HARERA/GGM/1545/1 140/2021/147	Mr. VARUN MALIK	506,PARAS TRINITY,SEC-63, GURUGRAM District - Gurugram Haryana - 122001
149	RC/HARERA/GGM/1544/1 139/2021/146	Mr. ARVIND KUMAR SANGWAN	UNIT NO.1114,11TH FLOOR,BUILDING OCUS QUANTUM,SEC-51, GURUGRAM District - Gurugram Haryana - 122413
150	RC/HARERA/GGM/1543/1 138/2021/145	Mr. JITENDRA MISHRA	TF-11,OMAXE CELEBRATION MALL SOHNA ROAD, GURUGRAM District - Gurugram Haryana - 122018
151	RC/HARERA/GGM/1542/1 137/2021/144	Mr. GAUTAM SINGH	SHOP NO- 356,GROUND FLOOR,GOLF COURSE ROAD,SEC- 53, GURUGRAM District - Gurugram Haryana - 122001
152	RC/HARERA/GGM/1541/1 136/2021/143	Mr. PANKAJ KUMAR KOHLI	Unit No. 44, Second Floor, OMAXE Celebration Mall, Sector 48, Subhash Chock, Sohna Road, Gurugram, GURUGRAM District - Gurugram Haryana - 122018
153	RC/HARERA/GGM/1540/1 135/2021/142	M/s. Manchanda Realtors Private Limited	Shop No. 36B, Ground Floor, Edmonton Shopping Mall, Hotel The Bristol, M.G Road, M.G Road District - Gurugram Haryana - 122002

154	RC/HARERA/GGM/1539/1 134/2021/141	Mr. RASHPAL SINGH	COMMERCIAL UNIT NO. 931, PACE CITY - 2, , SECTOR 37 District - Gurugram Haryana - 122004
155	RC/HARERA/GGM/1538/1 133/2021/140	Mr. VIJAY PAL	SHOP NO.3,NEAR CALADIUM MAIN MARKET, SECTOR- 109, Gurugram District - Gurugram Haryana - 122002
156	RC/HARERA/GGM/1537/1 132/2021/139	Mr. VIVEK AGRAWAL	UPPER THE INTERIOR STUDIO,UNIT NO.26,1st FLOOR, RAILWAY ROAD, NEAR CHINTPURNI MANDIR,SEC-5, Gurugram District - Gurugram Haryana - 122001
157	RC/HARERA/GGM/1536/1 131/2021/138	Mr. ARUN KUMAR BOKEN	SHOP NO.-LG-32, H- BLOCK, SUSHANT LOK, PHASE-1, GURUGRAM District - Gurugram Haryana - 122002
158	RC/HARERA/GGM/1535/1 130/2021/137	Mr. ASHISH MADAAN	SHOP NO.2, BASEMENT HUDA MARKET, SECTOR- 10A, Gurugram District - Gurugram Haryana - 122002
159	RC/HARERA/GGM/1534/1 129/2021/136	Mr. JOGINDER DAHIYA	SHOP NO.25,BPTP PARK STREET,SEC- 37D, Gurugram District - Gurugram Haryana - 122002
160	RC/HARERA/GGM/1533/1 128/2021/135	Mr. NARENDRA KUMAR	SHOP NO-7,FIRST FLOOR,M.C MARKET (PALIKA BAZAR),NEW COLONY MORE, Gurugram District - Gurugram Haryana - 122001
161	RC/HARERA/GGM/1532/1 127/2021/134	Mr. ANIL KUMAR RANGI	221, Second Floor, Vipul Trade Center, Gurugram District - Gurugram Haryana - 122018



162	RC/HARERA/GGM/1531/1 126/2021/133	Mr. SATISH KUMAR SAHIJPAL	Shop No. 1, Block - B, Mayfield Garden, Sector 50 District - Gurugram Haryana - 122018
163	RC/HARERA/GGM/1530/1 125/2021/132	Mr. Sushant Gupta	BG-105, TOWER-B, COMMERCIAL COMPLEX, CONSCIENT ONE, SECTOR- 109, GURUGRAM, GURUGRAM District - Gurugram Haryana - 122004
164	RC/HARERA/GGM/1529/1 124/2021/131	Mr. YASHPAL YADAV	COMMERCIAL UNIT NO. 332, VIPUL TRADE CENTRE, 3RD FLOOR, SOHNA ROAD, SECTOR 48 District - Gurugram Haryana - 122018
165	RC/HARERA/GGM/1528/1 123/2021/130	Mr. SANDEEP ARORA	COMMERCIAL SHOP NO.-UG-210F, SUSHANT SHOPPING ARCADE, SUSHANT LOK-1, GURUGRAM District - Gurugram Haryana - 122009
166	RC/HARERA/GGM/1527/1 122/2021/129	Mr. KAPIL KUMAR BHADOURIA	SHOP NO- 21B,OMAXE MALL, CITY CENTER, SECTOR-49, GURUGRAM District - Gurugram Haryana - 122001
167	RC/HARERA/GGM/1526/1 121/2021/128	Mr. ANIL SANGWAN	COMMERCIAL SHOP NO. 1, GROUND FLOOR, OPP. NBCC HEIGHTS, MAIN PATAUDI GURUGRAM ROAD, SECTOR 89A District - Gurugram Haryana - 122505
168	RC/HARERA/GGM/1525/1 120/2021/127	Mr. KAMAL BATRA	OFFICE SPACE NO- 215,2nd FLOOR,M3M COSMOPOLITAN,GOL F COURSE EXTN,ROAD, SECTOR-66, GURUGRAM District - Gurugram Haryana - 122001

169	RC/HARERA/GGM/1524/1 119/2021/126	Mr. DEEPAK CHHABRA	SHOP NO. 10, HUDA COMPLEX, AREA 1/2, SECTOR 5 District - Gurugram Haryana - 122001
170	RC/HARERA/GGM/1523/1 118/2021/125	Mr. VINOD KUMAR DALAL	E-22, SUSHANT SHOPPING ARCADE, SUSHANT LOK-1, GURUGRAM District - Gurugram Haryana - 122002
171	RC/HARERA/GGM/1522/1 117/2021/124	M/s. SEAMLESS REALTY SOLUTIONS (ASPIRE ASSETS)	UNIT NO. 303 & 304, 03RD FLOOR, SS PLAZA, MAYFIELD GARDEN, SECTOR 47 District - Gurugram Haryana - 122018
172	RC/HARERA/GGM/1521/1 116/2021/123	M/s. RIZIN ADVISORY PRIVATE LIMITED	C-308, NIRVANA COURTYARD, SECTOR 50 District - Gurugram Haryana - 122018
173	RC/HARERA/GGM/1520/1 115/2021/122	Mr. SANJAY ARORA	1109, GALLERIA TOWER,, DLF PHASE 4 District - Gurugram Haryana - 122009
174	RC/HARERA/GGM/1519/1 114/2021/121	Mr. RAJESH KUMAR	SHOP NO.14 KADIPUR INDUSTRIAL AREA,NEAR KAMLA HOSPITAL, PATAUDI ROAD, GURUGRAM District - Gurugram Haryana - 122001
175	RC/HARERA/GGM/1518/1 113/2021/120	Mr. SUNIL ANAND	SHOP NO.-TF-77B, SS OMANIA, SECTOR-86, GURUGRAM District - Gurugram Haryana - 122004
176	RC/HARERA/GGM/1517/1 112/2021/119	Mr. ANIL SHAH	MAGNUM TOWER-1, SECTOR-58, GURUGRAM District - Gurugram Haryana - 122001
177	RC/HARERA/GGM/1516/1 111/2021/118	Mr. Gagandeep Makin	SB/R/1L/03/001, M3M URBANA, SECTOR-67 , Gurugram District - Gurugram Haryana - 122002

178	RC/HARERA/GGM/1515/1 110/2021/117	M/s. ARAV And BROTHERS	E-244, SUSHANT SHOPPING ARCADE, SUSHANT LOK-1, GURUGRAM District - Gurugram Haryana - 122001
179	RC/HARERA/GGM/1514/1 109/2021/116	Mr. YASHWANT GUPTA	UNIT NO. 342, TOWER-A, SPAZE I- TECH PARK,, SOHNA ROAD District - Gurugram Haryana - 122018
180	RC/HARERA/GGM/1513/1 108/2021/115	Mr. MRIDUL JAIN	SHOP NO.5, BEHIND MMM LOGISTICS,SHEETLA MATA INDUSTRIAL AREA, GURUGRAM District - Gurugram Haryana - 122001
181	RC/HARERA/GGM/1512/1 107/2021/114	Mr. ANUPAM SINHA	COMMERCIAL SHOP NO.-12, HUDA COMPLEX, SECTOR-5, GURUGRAM District - Gurugram Haryana - 122006
182	RC/HARERA/GGM/1511/1 106/2021/113	Mr. Deepak Kumar	Shop No. S1-198, Gate No. 1, Palam Vyapar Kendra, Palam Vihar, Gurugram District - Gurugram Haryana - 122017
183	RC/HARERA/GGM/1510/1 105/2021/112	M/s. 3 HORIZONS PRIVATE LIMITED	UNIT-412- 413,TOWER-A,4TH FLOOR,PIONEER URBAN SQUARE,SECTOR-62, GURUGRAM District - Gurugram Haryana - 122001
184	RC/HARERA/GGM/1509/1 104/2021/111	Mr. Nikhil Yadav	Golden Future Educational Society Nextto Plot No.=587, Sector-27,Gurgaon, GURGAON District - Gurugram Haryana - 122001
185	RC/HARERA/GGM/1508/1 103/2021/110	Mr. KULDEEP KUMAR UJLAYAN	SHOP No.B1-405 PLAZA 106, SECTOR- 106, GURUGRAM District - Gurugram Haryana - 122002

186	RC/HARERA/GGM/1507/1 102/2021/109	Mr. ARUN DHANKHAR	SHOP NO 106, SECTOR-1,IMT, MANESAR ROAD District - Gurugram Haryana - 122001
187	RC/HARERA/GGM/1506/1 101/2021/108	Ms. Neeru Kapoor	51 HARTRON, Electronic City, Sector 18, Udyog Vihar, Phase 4 , Gurugram District - Gurugram Haryana - 122015
188	RC/HARERA/GGM/1505/1 100/2021/107	M/s. CONLIAS INDIA PRIVATE LIMITED	Unit No. 408, Fourth Floor, Paras Trinity, Sector-63 District - Gurugram Haryana - 122101
189	RC/HARERA/GGM/1504/1 099/2021/106	Mr. ROHAN SARASWAT	SHOP NO.-12, 2nd FLOOR, ARDEE CITY, SECTOR-52, GURUGRAM District - Gurugram Haryana - 122011
190	RC/HARERA/GGM/1503/1 098/2021/105	M/s. GAZANIA INDIA REAL ESTATE PVT. LTD.	4th FLOOR, UNIT NO.-418, TOWER-A, SECTOR-74A, DLF CORPORATE GREENS, GURUGRAM District - Gurugram Haryana - 122004
191	RC/HARERA/GGM/1502/1 097/2021/104	Mr. PARVEEN KUMAR	COMMERCIAL SHOP NO.-117, 3rd FLOOR, OMEX CITY CENTRE, SOHNA ROAD, GURUGRAM District - Gurugram Haryana - 122103
192	RC/HARERA/GGM/1501/1 096/2021/103	Mr. VIVEK ARORA	SHOP NO.39,HUDA COMPLEX ,JAIL LAND, GURUGRAM District - Gurugram Haryana - 122001
193	RC/HARERA/GGM/1500/1 095/2021/102	M/s. The Capital	UNIT NO. PSQ C1, F09-004, 09TH FLOOR, EMAAR PALM SQUIRE, SECTOR 66 District - Gurugram Haryana - 122018

194	RC/HARERA/GGM/1499/1 094/2021/101	Mr. VIMAL KUMAAR	COMMERCIAL SHOP NO.-29, HUDA COMPLEX, SECTOR- 03, GURUGRAM District - Gurugram Haryana - 122003
195	RC/HARERA/GGM/1498/1 093/2021/100	Mr. VINEET KUMAR	COMMERCIAL SHOP NO.22, HUDA COMPLEX, SECTOR 15 District - Gurugram Haryana - 122001
196	RC/HARERA/GGM/1497/1 092/2021/99	Mr. VISHAL. MUNJAL	Shop No. G-247, UGF Sushant Shopping Arcade, B Block,, Sushant Lok-1 District - Gurugram Haryana - 122009
197	RC/HARERA/GGM/1496/1 091/2021/98	Mr. Surender Kumar	Unit No.36A, GROUND FLOOR,SPACE I-TECH PARK,TOWER-B- 3,SEC-49, GURUGRAM District - Gurugram Haryana - 122018
198	RC/HARERA/GGM/1495/1 090/2021/97	Mr. TEJ RAM	F-28,1ST FLOOR ,RAHEJA SQUIRE IMT, MANESAR District - Gurugram Haryana - 122001
199	RC/HARERA/GGM/1494/1 089/2021/96	Mr. GURPREET SINGH	SHOP NO-G1, DHARMA TOWER,SEC-64, VILLAGE MADAWAS, GURUGRAM District - Gurugram Haryana - 122001
200	RC/HARERA/GGM/1493/1 088/2021/95	Mr. RAM AJOR YADAV	Office UGF 24, C Block, Omaxe Gurgaon Mall, Sector 49 District - Gurugram Haryana - 122018
201	RC/HARERA/GGM/1492/1 087/2021/94	Mr. AKASH RAJPUT	DESIGN WELL ESTATE HOUSE, 325, QUTAB PLAZA, DLF CITY, PHASE-1, GURUGRAM District - Gurugram Haryana - 122017

202	RC/HARERA/GGM/1491/1 086/2021/93	Mr. SURENDER SINGH	NAINA TUMBER, SHOP NO.-3&4, PALM VIHAR ROAD, ASHOK VIHAR, PHASE-2, NEAR SECTOR-5 CHOWK , GURUGRAM District - Gurugram Haryana - 122001
203	RC/HARERA/GGM/1490/1 085/2021/92	Mr. AMIT JAISWAL	UNIT NO.-516-17, SPAZE PLATINUM TOWER, SECTOR-47, GURUGRAM District - Gurugram Haryana - 122018
204	RC/HARERA/GGM/1489/1 084/2021/91	M/s. Terrascope Infra LLP	SCO-136, Sector 46 Market, Gurugram District - Gurugram Haryana - 122003
205	RC/HARERA/GGM/1488/1 083/2021/90	Mr. PARMOD KUMAR GUPTA	COMMERCIAL SHOP NO.-S9/10, VINAYAK PLAZA, JHARSA ROAD, GURUGRAM District - Gurugram Haryana - 122001
206	RC/HARERA/GGM/1487/1 082/2021/89	Mr. CHIRAG GROVER	SHOP NO.-29,30,31, SITUATED AT JMD MEGAPOLIS, SECTOR-48, GURUGRAM District - Gurugram Haryana - 122018
207	RC/HARERA/GGM/1486/1 081/2021/88	Mr. ROHIT KUKREJA	SHOP NO.-1114, SECTOR-47, SOHNA ROAD, GURUGRAM District - Gurugram Haryana - 122001
208	RC/HARERA/GGM/1485/1 080/2021/87	Ms. MADHUR KAPOOR	OFFICE NO.-223, SECOND FLOOR, SUNCITY SUCESS TOWER, SECTOR-65, GURUGRAM District - Gurugram Haryana - 122018
209	RC/HARERA/GGM/1484/1 079/2021/86	Mr. PARVEEN	PLOT NO.-E7/58, DLF GARDEN CITY, SECTOR-91&92, GURUGRAM District - Gurugram Haryana - 122505

210	RC/HARERA/GGM/1483/1 078/2021/85	Mr. NAVNEET MISHRA	COMMERCIAL SHOP NO.-209, JMS MALL, SECTOR-102, GURUGRAM District - Gurugram Haryana - 122505
211	RC/HARERA/GGM/1482/1 077/2021/84	Mr. JAI SINGH HOODA	COMMERCIAL SHOP NO.-55, 3rd FLOOR, OMAXE CELEBRATION MALL, NEAR SUBHASH CHOWK, SECTOR-48, GURUGRAM District - Gurugram Haryana - 122001
212	RC/HARERA/GGM/1481/1 076/2021/83	Mr. Vikas Sajjan	312B, 3rd Floor, Unitech Arcadia, South City 2, Gurugram District - Gurugram Haryana - 122018
213	RC/HARERA/GGM/1480/1 075/2021/82	Mr. AMIT MALHOTRA	OFFICE NO 935,AT TOWER-B3, SPAZE IT PARK, SECTOR- 49,SOHNA ROAD, GURUGRAM District - Gurugram Haryana - 122001
214	RC/HARERA/GGM/1479/1 074/2021/81	Mr. Rakesh arora	201, Time Center, Golf Course Road, Sec- 54, Near Suncity, GURUGRAM District - Gurugram Haryana - 122003
215	RC/HARERA/GGM/1478/1 073/2021/80	M/s. RISE INFRAVENTURES LIMITED	7TH FLOOR, UNIT NO. 719-721, TOWER-A, EMAAR DIGITAL GREENS, GOLF COURSE EXTENSION ROAD, GURUGRAM District - Gurugram Haryana - 122011
216	RC/HARERA/GGM/1477/1 072/2021/79	Mr. PARVINDER KUMAR	DEALBUCKS PLUS OFFICES, 1ST FLOOR, LANDMARK CYBER PARK, SECTOR 67 District - Gurugram Haryana - 122102

217	RC/HARERA/GGM/1476/1 071/2021/78	Mr. HARSH KUMAR	OFFICE NO S-1,11th FLOOR, TOWER-B, EMAAR DIGITAL GREENS, SECTOR-61, GURUGRAM District - Gurugram Haryana - 122001
218	RC/HARERA/GGM/1475/1 070/2021/77	Mr. SHRIPAL BHATI	523, EMERALD PLAZA,, SECTOR-65 District - Gurugram Haryana - 122101
219	RC/HARERA/GGM/1474/1 069/2021/76	Mr. AVINASH CHANDRA JHA	A-3055, G-BLOCK, SUSHANT LOK-II,, SECTOR 57 District - Gurugram Haryana - 122001
220	RC/HARERA/GGM/1473/1 068/2021/75	Mr. MANOJ MISHRA	DLF CORPORATE GREEN TOWER- 4,UNIT NO1717, SECTOR-74A, GURUGRAM District - Gurugram Haryana - 122001
221	RC/HARERA/GGM/1472/1 067/2021/74	Mr. SUHAIL ABROL	UNIT NO.1B, GROUND FLOOR, TOWER-B, GLOBAL BUSINESS PARK, SITUATED AT SIKANDERPUR GHOSI, MEHRAULI ROAD, GURUGRAM District - Gurugram Haryana - 122001
222	RC/HARERA/GGM/1471/1 066/2021/73	M/s. VAISHNO PROPERTIES AND DEVELOPERS PRIVATE LIMITED	F-12/1, DLF Phase 1, , Gurugram District - Gurugram Haryana - 122009
223	RC/HARERA/GGM/1470/1 065/2021/72	Mr. Saroj Kumar Khari	Village Baliyawas, Near Shiv Mandir,First Floor, Above HDFC Bank, Baliyawas District - Gurugram Haryana - 122003
224	RC/HARERA/GGM/1469/1 064/2021/71	Mr. SUNIL KUMAR BHAMBHANI	PLOT NO 269, COMMERCIAL BUILDING UDYOG VIHAR, PHASE-4, GURUGRAM District - Gurugram Haryana - 122001



225	RC/HARERA/GGM/1468/1 063/2021/70	Mr. PUNEET SAHNI	PLOT NO 269, COMMERCIAL BUILDING UDYOG VIHAR, PHASE-4, GURUGRAM District - Gurugram Haryana - 122001
226	RC/HARERA/GGM/1467/1 062/2021/69	Mr. MOHIT YADAV	COMMERCIAL SHOP SITUATED AT MAIN SADHARANA ROAD, OPP BASANT VALLEY PUBLIC SCHOOL,, GARHI HARSARU District - Gurugram Haryana - 122505
227	RC/HARERA/GGM/1466/1 061/2021/68	M/s. ESTATERY PVT. LTD.	SF-221, 2nd FLOOR, IT COMPLEX, JMD MEGAPOLIS, VILLAGE-TIKRI, SOHNA ROAD, GURUGRAM District - Gurugram Haryana - 122001
228	RC/HARERA/GGM/1465/1 060/2021/67	Mr. MANISH MANCHANDA	SHOP NO.-134, 3rd FLOOR, OMAXE MALL, SECTOR-49, GURUGRAM District - Gurugram Haryana - 122018
229	RC/HARERA/GGM/1464/1 059/2021/66	Mr. AMITABH CHAUDHURI	SHOP NO.-26-B, R4, M3M URBANA SHOPPING CENTRE, SECTOR-67 District - Gurugram Haryana - 122102
230	RC/HARERA/GGM/1463/1 058/2021/65	Mr. Sawit	Shop No 1, Sector-14, Huda Main Market, Gurugram District - Gurugram Haryana - 121001
231	RC/HARERA/GGM/1462/1 057/2021/64	M/s. REALTY ASSISTANT PVT. LTD.	ONE HORIZON CENTER, SHOP NO.- 012, GROUND FLOOR, GOLF COURSE ROAD, SECTOR-43 District - Gurugram Haryana - 122009
232	RC/HARERA/GGM/1461/1 056/2021/63	Mr. KAPIL JAIN	SHOP NO.-231-232, RAHEJA MALL, SOHNA GURGAON ROAD, SECTOR-47 District - Gurugram Haryana - 122018

233	RC/HARERA/GGM/1460/1 055/2021/62	M/s. EXP GLOBAL INDIA PVT. LTD.	10TH FLOOR, TOWER-B, UNITECH CYBER PARK, SECTOR-39 District - Gurugram Haryana - 122003
234	RC/HARERA/GGM/1459/1 054/2021/61	Mr. ROHIT CHAUHAN	Shop No 16, AIPL BOULEVARD, SECTOR 70A, GURUGRAM District - Gurugram Haryana - 122004
235	RC/HARERA/GGM/1458/1 053/2021/60	Mr. Amit Kumar	Office No R-6, Commercial Complex, Crescent Par C, Royal Green Arcade, Adjoining, Sector 92, Gurugram District - Gurugram Haryana - 122505
236	RC/HARERA/GGM/1457/1 052/2021/59	Mr. Kulbir Singh	Shop No. 33, , Sheetla Colony District - Gurugram Haryana - 122001
237	RC/HARERA/GGM/1456/1 051/2021/58	Mr. BHASWAR PAUL	SHOP NO.-52, GROUND FLOOR, DLF PHASE-2, JACARANDA MARG, GURUGRAM District - Gurugram Haryana - 122008
238	RC/HARERA/GGM/1455/1 050/2021/57	Ms. NEHA TRIKHA	UNITECH BUSINESS PARK,OFFICE NO.302,3RD FLOOR,TOWER-B, SOUTH CITY-1, NEAR HUDA CITY CENTRE, GURUGRAM District - Gurugram Haryana - 122003
239	RC/HARERA/GGM/1454/1 049/2021/56	Mr. Ajay Gupta	Office-1806, Tower B1, Plaza At 106, Sector 106, Dwarka Expressway, Gurugram District - Gurugram Haryana - 122006
240	RC/HARERA/GGM/1453/1 048/2021/55	Mr. TARAK MEHRA	SHOP NO 4,KHASRA NO 7466/38,RAJENDRA PARK,D BLOCK, GURUGRAM District - Gurugram Haryana - 122001

241	RC/HARERA/GGM/1452/1 047/2021/54	Mr. SUNIL YADAV	SHOP NO.2,PANCHYAT BHAWAN,CIVIL LINES, GURUGRAM District - Gurugram Haryana - 122001
242	RC/HARERA/GGM/1451/1 046/2021/53	Mr. Kamal Katiyar	Shop No. 528, Space Studio, Silvertown Tower, Sec-50 District - Gurugram Haryana - 122018
243	RC/HARERA/GGM/1450/1 045/2021/52	Mr. Naresh Sharma	Shop No. 22, Part 2/3, 3rd Floor, Omaxe Celebration Mall, Near Subash Chowk, Sec-48 District - Gurugram Haryana - 122018
244	RC/HARERA/GGM/1449/1 044/2021/51	Mr. Abhinav Goel	Commercial Shop No. Ground Floor, 219/5, Jacubpura District - Gurugram Haryana - 122001
245	RC/HARERA/GGM/1448/1 043/2021/50	M/s. Dhara Realtech Private Limited	EPO-02-002, 2nd Floor, Emerald Plaza, Sector-65, Gurugram District - Gurugram Haryana - 122018
246	RC/HARERA/GGM/1447/1 042/2021/49	Mr. Rupesh Kumar	Shop No. B-30 JMD Suberbio Sector 67, Gurugram District - Gurugram Haryana - 122001
247	RC/HARERA/GGM/1446/1 041/2021/48	Mr. Ankur Garg	L 22/12, DLF Phase 2, Gurgaon District - Gurugram Haryana - 122001
248	RC/HARERA/GGM/1445/1 040/2021/47	Mr. Surinder Singh	Tower A1/1702, Emerland Bay,, Sec- 104 District - Gurugram Haryana - 122006
249	RC/HARERA/GGM/1444/1 039/2021/46	Mr. SANDEEP FOGAAT	SHOP NO. K-4 EMAAR GURGAON GREENS SECTOR 102, GURUGRAM District - Gurugram Haryana - 122001
250	RC/HARERA/GGM/1443/1 038/2021/45	Mr. RAJAN SEHGAL	SHOP NO 205, SECOND FLOOR JMD MEGAPOLIS, SECOTR -48, GURUGRAM District - Gurugram Haryana - 122018

251	RC/HARERA/GGM/1442/1 037/2021/44	Mr. Dinesh Ralli	Ralli Reality INC, Office At SCO Plot No. 2, , Sector 39 District - Gurugram Haryana - 122001
252	RC/HARERA/GGM/1441/1 036/2021/43	M/s. OAKFIELD REALTY PRIVATE LIMITED	UNIT NO-002-003, 5TH FLOOR, TOWER- B, EMAAR DIGITAL GREENS, GOLF COURSE EXTENTION ROAD, SECTOR-61,, GURGAON District - Gurugram Haryana - 122001
253	RC/HARERA/GGM/1440/1 035/2021/42	Mr. JAGBIR SINGH	PLOT NO -538 SECTOR-1, IMT - MANESAR District - Gurugram Haryana - 122001
254	RC/HARERA/GGM/1439/1 034/2021/41	Mr. SAHIL ARORA	SHOP NO 611/09 GROUND FLOOR COMMERCIAL COMPLEX NEAR RAILWAY ROAD , BHIM NAGAR CHOWK District - Gurugram Haryana - 122001
255	RC/HARERA/GGM/1438/1 033/2021/40	Mr. ANKUR AHUJA	SHOP NO.-D/UGF- 227, , SUSHANT ARCADE, B-BLOCK, SUSHANT LOK District - Gurugram Haryana - 122001
256	RC/HARERA/GGM/1437/1 032/2021/39	Mr. SANJAY SACHDEV	SHOP NO.-11, PART 1/3, 3rd FLOOR, OMAXE CELEBRATION MALL, NEAR SUBHASH CHOWK, SECTOR-48 District - Gurugram Haryana - 122001
257	RC/HARERA/GGM/1436/1 031/2021/38	Mr. SANDEEP	SHOP NO. LG-29, SIGNATURE GLOBAL SOLERA-I, SECTOR 107, GURUGRAM District - Gurugram Haryana - 122006
258	RC/HARERA/GGM/1435/1 030/2021/37	Mr. Sumit Arora	Plot No.101, Gali No.4, Kadipur Industrial Area District - Gurugram Haryana - 122001

259	RC/HARERA/GGM/1434/1 029/2021/36	Mr. VIKASH KHATKAR	SHOP NO.-23, PART-II, SECOND FLOOR, RAHEJA MALL, SOHNA ROAD, SECTOR-47 District - Gurugram Haryana - 122018
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## ANNEXURE C

HARERA Gurugram, List of Penalties Since 01.04.2021 onward <sup>upto</sup> 31/3/22			
S. no.	Complaint ID	Name of the Penalty giver	Amount
		<b>Opening Balance as on 01.04.2021</b>	<b>1,80,10,000.00</b>
444	CR/541/2019	Mthreem India Pvt. Ltd.	5,000.00
445	CR/2040/2018	Shree Vardman Infrahome Pvt. Ltd.	10,000.00
446	CR/282/2019	Shree Vardman Infrahome Pvt. Ltd.	10,000.00
447	CR/281/2019	Shree Vardman Infrahome Pvt. Ltd.	10,000.00
448	CR/280/2019	Shree Vardman Infrahome Pvt. Ltd.	10,000.00
449	CR/279/2019	Shree Vardman Infrahome Pvt. Ltd.	10,000.00
450	CR/278/2019	Shree Vardman Infrahome Pvt. Ltd.	10,000.00
451	CR/2509/2018	Shree Vardman Infrahome Pvt. Ltd.	10,000.00
452	CR/2350/2018	Shree Vardman Infrahome Pvt. Ltd.	10,000.00
453	CR/606/2021	Adani M2K Projects LLP	10,90,000.00
454	GRG/2895/2021	M3M India Pvt. Ltd.	5,00,000.00
455	CM/169/2021	Citra Properties Ltd.	7,00,000.00
		<b>Penalties Deposited</b>	<b>-2,03,85,000.00</b>
456		Chaahat Homes Infratech Pvt. Ltd.	7,00,000.00
457	CR/5003/2021	IREO Pvt. Ltd.	5,000.00
458	RERA-GRG-6282-2019	Gentle Realtors Pvt. Ltd. (M3M India Pvt. Ltd.)	25,00,000.00
459	RERA-GRG-2776-2021	M3M India Pvt. Ltd.	2,50,00,000.00
460	RERA-GRG-1521-2021	M3M India Pvt. Ltd.	25,00,000.00
461	RERA-GRG-1358-2021	M3M India Pvt. Ltd.	50,00,000.00
462	RERA-GRG-1358-2021	M3M India Pvt. Ltd.	50,00,000.00
463	RERA-GRG-1358-2021	M3M India Pvt. Ltd.	50,00,000.00
464	RERA-GRG-1521-2021	M3M India Pvt. Ltd.	20,000.00
465	RERA-GRG-2552-2020	Stadia Infrastructure Projects Pvt. Ltd.	1,00,000.00
			<b>4,58,25,000.00</b>
		<b>Penalties Deposited</b>	<b>-4,58,25,000.00</b>
466	CR/4725/2020,CR/2029/	Supertech Limited	40,000.00
		<b>Total</b>	<b>40,000.00</b>

For  
24/4/24

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## ANNEXURE D

### List of the cases where investigations/enquiries have been conducted by the Authority during the financial year 2021-22.

The authority has conducted the investigations in the following projects based on the complainant or suo moto during the financial year 2021-22 for effective compliances of the provisions of the Act of 2016.

S. No.	Complaint Number	Respondent Name	Name of project	Brief description of investigation
1	6725/2019	Ansal Infrastructure Pvt Ltd	Essencia	Physical status of the project
2	-	Jasmine Buildmart Pvt Ltd	Provence Estate	Physical status of the project
3	-	Ocean Seven Buildtech Pvt Ltd	Golf Heights	Physical status of the project
4	-	ALM Infotech Pvt Ltd	ILD Grand	Physical status of the project
5	-	Ansal Phalak Infrastructure Pvt Ltd	Versalia	Physical status of the project
6	-	Signature Global Developers Pvt Ltd	Signature Global City 37D	
7	-	Spaze Towers Pvt Ltd	Spaze Arrow/ Ishaan Singh	Physical status of the project
8	E/397/2020/1529/2020	Paras Buildtech Pvt Ltd Sepset Properties Pvt Ltd	Paras Dews	Physical status of the project and habitable conditions
9	5167/2019	ADTV Communication Pvt Ltd	Aloha	Physical status of the project
10	2785/2021	Ireo Victory Valley Pvt Ltd	Ireo Victory Valley	Physical status of the project
11	3185/2020	Advance India Projects Ltd	AIPL Business Club	Physical status of the project
12	3031/2020	Emaar MGF Land Ltd	Emerald Palm Hills	Physical status of the project and habitable conditions
13	-	SS Group Pvt Ltd	The Leaf	Physical status of the project
14	230/2019	Emaar MGF Land Ltd	Marbella	Physical status of the project
15	-	Splendor Landbase Ltd	Splendor Epitome	Physical status of the project
16	102/2021 48/2021	Emaar MGF Land Ltd	Emerald Estate	Physical status of the project

	4709/2021			
17	2483/2021	Supertech Ltd	Hues	Physical status of the project
18	170/2021	Anand Divine Developers Pvt Ltd	ATS Triumph	Physical status of the project/unit
19	-	Siddhartha Buildhome Pvt Ltd	NCR One and Estella	Physical status of the project
20	6030/2019	SS Group Pvt Ltd	Hibiscus	Physical status of the project and other issues
21	2948/2020	Vatika Ltd	Vatika India Next	Physical status of the project and changes in the approved layout plan
22	3441/2020	Reliable Realtech Pvt Ltd	Antriksh Heights	Various issues of the complainants regarding seepage etc.
23	1680/2021	Raheja Developers Pvt Ltd	Raheja Navodaya	Physical status of the project and other issues of complainants
24	3869/2021	Emaar MGF Land Ltd	Palm Garden	Physical status of the project and services availability in the project
25	2924/2020	Mahindra Homes Pvt Ltd	Mahindra Homes	Inhabitable conditions and Structural defects in the project
26	4134/2021	Experion Developers Pvt Ltd	Experion Windchants	Ascertain sale area
27	3971/2020 3557/2020	Tashee Land Developers Pvt Ltd	Capital Gateway	Physical status of the project
28	3278/2021 3283/2021 3656/2021 4073/2020	Emaar MGF Land Ltd	Gurgaon Greens	Regarding PLC charges
29	-	Ramprastha Promoters and Developers Pvt Ltd	Ramprastha City	Physical status of the project
30	-	JMD Ltd	JMD Megapolis	Physical status of the project and an enquiry regarding floor numbers
31	2537/2021	Puri Construction Pvt Ltd	Puri Diplomatic	Physical status of the project
32	-	Czar Buildwell Pvt Ltd	Mahira Homes 63A	Physical status of the project



<b>33</b>	1067/2019	M3M India Pvt Ltd	M3M Merlin	Change in layout of the unit
<b>34</b>	-	M3M India Pvt Ltd	M3M Capital	
<b>35</b>	3391/2021 3392/2021	Emaar MGF Land Ltd	Gurgaon Greens	Regarding PLC charges
<b>36</b>	-	Raheja Developers Pvt Ltd	Raheja Vedanta	Physical status of the project
<b>37</b>	5618/2019	TS Realtech Pvt Ltd	IRIS Broadway	Regarding mismatch/difference of the sample flat, the promised unit as per BBA and the unit allotted
<b>38</b>	6254/3831/ 2019	Experion Developers Pvt. Ltd	The Heartsong	Charges based on various factors

# ANNEXURE E

## Amount Received form the Haryana Real Estate Appellate Tribunal under section -43(5) of the RERA Act, 2016 (from 01.04.2021 to 31.03.2022)

S. No.	Date	Amount Received (in Rs.)	Amount Paid (in Rs.)
1	09-Apr-21	4,64,912.00	-
2	17-Jun-21	-	15,74,709.00
3	18-Jun-21	15,74,709.00	-
4	05-Jul-21	-	2,01,317.00
5	05-Jul-21	-	1,86,020.00
6	05-Jul-21	-	4,11,895.00
7	05-Jul-21	-	4,10,979.00
8	05-Jul-21	-	3,68,009.00
9	05-Jul-21	-	3,82,957.00
10	05-Jul-21	-	3,84,287.00
11	05-Jul-21	-	3,68,555.00
12	05-Jul-21	-	3,79,503.00
13	05-Jul-21	-	3,79,278.00
14	05-Jul-21	-	2,71,290.00
15	05-Jul-21	-	4,22,809.00
16	06-Jul-21	4,10,979.00	-
17	07-Jul-21	3,84,287.00	-
18	07-Jul-21	3,68,009.00	-
19	07-Jul-21	3,79,278.00	-
20	09-Jul-21	2,49,017.00	-
21	09-Jul-21	4,11,895.00	-
22	16-Jul-21	3,79,503.00	-
23	16-Jul-21	2,68,069.68	-
24	20-Jul-21	1,86,020.00	-
25	23-Jul-21	4,22,809.00	-
26	30-Dec-21	-	35,66,533.00
27	30-Dec-21	-	10,08,187.00
28	30-Dec-21	-	33,62,857.00
29	30-Dec-21	-	28,09,103.00
30	30-Dec-21	-	37,57,294.00
31	30-Dec-21	-	79,01,757.00
32	30-Dec-21	-	10,13,466.00
33	30-Dec-21	-	46,99,668.00
34	30-Dec-21	-	20,96,640.00
35	30-Dec-21	-	24,96,161.00
36	30-Dec-21	-	33,33,188.00
37	30-Dec-21	-	30,00,555.00
38	30-Dec-21	-	73,43,311.00
39	02-Feb-22	3,59,761.00	-
40	14-Mar-22	73,43,311.00	-
<b>Total</b>		<b>1,32,02,559.68</b>	<b>5,21,30,328.00</b>

6/5/24

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