



**HARERA**  
GURUGRAM



## ANNUAL REPORT F.Y. (2022-2023)

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM



**HARERA**  
GURUGRAM

Form 'ARA'

**ANNUAL REPORT**

**OF**

**THE HARYANA REAL ESTATE REGULATORY AUTHORITY**

**GURUGRAM**

[Rule 31 (1)]

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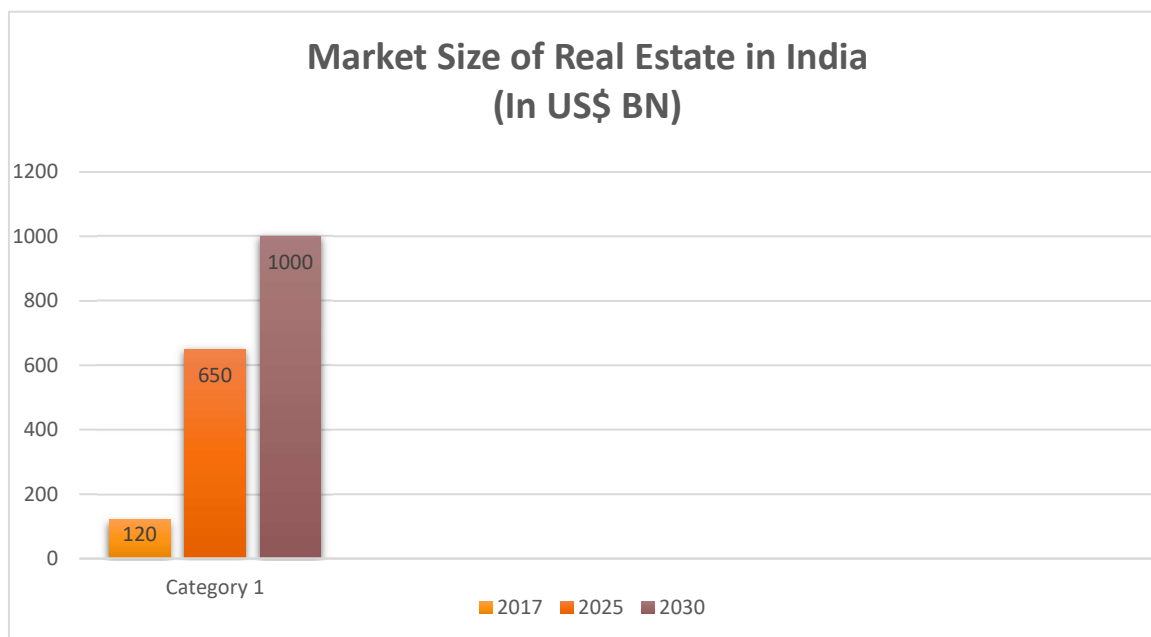
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## INTRODUCTION

The Real Estate Sector contributes around 9% of India's GDP and is the second largest employer, after agriculture. Rapid urbanization is one of the major growth drivers for the sector, with around 10-12 million people moving to cities annually. Several initiatives have been undertaken by the Government of India with the hope of incentivizing real estate purchases. The announcements made in the Union Budget 2022-2023 will help create a thriving atmosphere in the real estate sector.

2. The Government has paid significant attention to real estate sector by announcing various measures to revive and boost the sector including grant of 'Infrastructure' status for Affordable Housing, easing FDI norms, setting up a National Urban Housing Fund (NUHF), and reducing GST from 8% to 1% for affordable housing and 12% to 5% for other housing projects. Additionally, various fiscal, financial and technological initiatives have been introduced. These reforms have started showing positive results.
3. With target of constructing over 11 million houses under PMAY-U by 2022 and 9.1 lakh units already sanctioned, the real estate is receiving a massive boost. Of these, over 7.5 lakh houses have been sanctioned under the Credit Linked Subsidy Scheme (CLSS) through banks, with over 2.5 lakh units for the Middle-Income Group (MIG). The remaining balance is designated for the Lower Income Group (LIG) and Economically Weaker Section (EWS). This initiative has significantly boosted demand for constructed housing within the real estate sector. Through Global Housing Technology Challenges (GHTC), 6 light house projects featuring new technologies are set to be implemented. These resource-efficient, climate-resilient, and rapid construction technologies are being promoted on a large scale. These developments are expected to have a highly positive impact on the sector.
4. Real estate is a massive and fast-growing sector globally. Over the past few decades, this sector has proliferated significantly, making it the second-largest player in the global economy.



5. During the financial year (F.Y.) 2022-2023, the Authority organised SEWOCON 2022, a seminar-cum-workshop-cum-conclave for Resident Welfare Associations (RWAs), along with various departments of the Haryana Government, at Hotel Westin, Gurugram on April 29, 2022. The idea of SEWOCON was to create a platform for continuous dialogue among various stakeholders of the real estate industry in the region. Top government officials present at the event listened attentively to various issues and concerns voiced by RWAs and provided clarity on numerous aspects. Resident welfare associations (RWAs) participated in large numbers and received valuable insights into key subjects concerning the sector and the resident associations. The event was successful in creating awareness about the Haryana Apartment Ownership Act, the Haryana Registration & Regulations of Societies Act and Haryana RERA, through high-power discussions and audio-visual presentations.
6. Various important issues were highlighted by the eminent speakers, prompting action from the Hon'ble Chief Minister, who made certain announcements. One of the key announcements was that in cases where builders obtain occupation certificates but fail to apply for completion certificates, the

department should create a list of licence holders in descending order, based on the age of their society. The department will then ask the first 100 licence holders to obtain their completion certificate. If they do not apply for the same, then the government will take over their assets and the same will be used to complete the pending work before handing it over to the RWAs.

7. The Hon'ble Chief Minister assured the associations that a dedicated nodal officer would be deputed by the Town and Country Planning Department to expedite the final completion certificate issue. The Hon'ble CM also released structural safety guidelines prepared by the Haryana Town and Country Planning following the recent roof collapse case in Gurugram's Chintels Paradiso. The guidelines aim to ensure the safety of residents in multi-storey residential buildings across the state. He said that multiple safety audits of under-construction buildings would be conducted from the start of the construction until completion.
8. In the last few years, the Central Government introduced several landmark reforms (such as RERA, GST, Insolvency and Bankruptcy Code, adoption of REITs, etc.) to initiate a healthy ecosystem infused with greater transparency, accountability and customer assurance. These efforts combined, have not only brought financial discipline to the sector, but have also positioned India as a global hub for investments. As the 2<sup>nd</sup> largest contributor to GDP after agriculture, the real estate sector has witnessed a surge in foreign investments in the commercial segment since the post- reform era.
9. The Prime Minister's noteworthy initiatives such as 'Housing for All', 'Make in India', 'Digital India' have paved the way for entrepreneurship, which has further lead to an upsurge in the demand for flexible and new workplaces. Smart co- working spaces powered by advanced IT infrastructure and high-speed connectivity, along with IoT (internet of thinking) enabled building management systems are rapidly gaining traction. The fast-evolving technology and changing regulatory landscape are reshaping how the real-estate business is conducted and managed in India. Notably, virtual tours of properties, digital contracts,

centralized command and control centres, smart building solutions, and cloud storage are becoming standard industry practices, and are gradually heading to a tech-driven real estate sector. Supporting this growth, several factors are working in favour of real estate, including the need for 11 crore houses by 2022, 100 smart city projects, easing of FDI rules, focus on affordable housing and 'Housing for All' by 2022, among others.



There is a growing need for homes that are cozier and have larger spaces. The market incorporates wellness amenities while emphasizing spacious surroundings. As a result, there has been a significant increase in demand for upscale residential real estate.

In addition, Gurugram's commercial real estate market has prospered due to strong and expanding demand for office space. This is particularly evident in the IT sector, where commercial zones such as Cyber Hub and Cyber City have grown. Additionally this growth has strengthened Gurugram's standing as a financial and business centre.

**Commercial Real Estate:** Gurugram's reputation as a technology and business hub is on the rise, attracting corporate giants and startups due to its business-friendly environment.

**Mixed-Use Development:** Integrated townships, blending residential, commercial, and retail spaces are gaining significant traction. These properties offer a live-work-play lifestyle and meet the diverse demands of Gurugram's cosmopolitan population.

**Rising Property Prices:** Gurugram has emerged as a hub of infrastructure development, with ongoing projects aimed at enhancing connectivity, transportation, and urban amenities. The city is in proximity to Delhi, coupled with a strategic location along key transportation corridors such as the Delhi-Jaipur Highway and Dwarka Expressway.

**Increased Project Launches:** Gurugram continues to drive significant activity in the real estate sector, representing over 60 percent of the total inventory sold in the NCR in both value and volume.

**Stable rental yield:** Rental yield is a critical metric that indicates the return on investment (ROI) from a property expressed as a percentage of the property value. Gurugram real estate market offers a diverse range of properties, from high-end residential complexes to commercial space, in addition, buying the property in the right location and connectivity is going to offer you a stable rental income.

**Residential Properties:** The demand for residential properties in Gurugram is likely to persist. Hence, the developers are launching several pocket-friendly projects. It will also cater to the mid-income segment, making homeownership more accessible.

**Luxury Homes:** The large segment of investors is expected to invest in high-end luxury residences, customized, ultra-luxurious apartments, and villas with premium amenities that will remain in demand. These properties often feature custom design, high-end finishes, and extensive recreational facilities.

**Infrastructure Development:** The city is well-connected to major highways, including the Delhi-Jaipur Expressway, the Kundli-Manesar-Palwal Expressway, and the Dwarka Expressway. The upcoming Delhi-Mumbai Industrial Corridor and the proposed high-speed railway network are expected to enhance Gurugram connectivity and make it a preferred destination for real estate investment.

**COVID-19 Impact:** Following the Covid-19 lockdown, the real estate market in Gurugram witnessed a temporary slowdown. However, as the restrictions eased, the market quickly regained momentum. The demand for spacious homes, integrated townships, and properties with better amenities has surged.



**Golf Course Road:** The Golf Course Extension Road stretches from Sector 68 to Sector 79 in Gurugram, and is a favourite among homebuyers, investors, and developers. Golf Course Extension Road is well-connected to NH-8 and Southern Peripheral Road (SPR). A freeway has been built to connect Rajiv Chowk with Sohna in just 20 minutes.

**Sohna Road:** It has enabled an inflow of business and working professionals from prominent areas nearby. Sohna road is just a 30-minute drive from the Indira Gandhi International Airport Terminal 3. It will also directly result in boosting local and global businesses in the area.

**Dwarka Expressway:** The Northern Peripheral Road (NPR) is also known as the Dwarka Expressway. Its main purpose is to relieve traffic congestion on the Gurugram-Delhi highway and provide an alternate route from Delhi to Gurugram.



Newest trend in Gurugram due to shifting lifestyle tastes, offering upscale living experiences and superior amenities.

Height of extravagance, providing unmatched elegance and comfort with top-notch amenities and tranquil surroundings.

Best investment option with reduced hassle of moving in, available in prestigious Gurugram neighborhoods.

**Apartments:** Due to shifting lifestyle tastes and rising income levels, apartments are the newest trend in Gurugram. Upscale living experiences are in demand as a result of the region's growing affluence. Luxurious apartments include superior amenities, tasteful decor, and increased comfort.

**Villas:** For individuals seeking the height of extravagance, luxury villas represent the epitome of elegance and comfort, providing an unmatched standard of life. Gurugram luxury villas have developed as converted homes, offering a distinctive blend of top-notch amenities, modern design, and tranquil surroundings, in response to the growing demand for upscale living spaces.

**Fully furnished homes:** Fully furnished homes reduce the hassle of moving in by more than half. A completely furnished home of your choice may be found in some of Gurugram's most prestigious neighborhoods.

## Real Estate Market Forecast



What the future holds for Gurugram? The future of Gurugram's real estate market looks promising with tons of factors contributing to its positive outlook.

**Infrastructural Development:** With increased connection via metro networks, freeways, and expressways, Gurugram has also seen impressive infrastructure improvements over the previous few decades. A desirable site for investors and **homeowners**, these buildings have improved accessibility and eased commute inside the city.

**Economic Resilience:** The Gurugram real estate market has witnessed an increase in demand for contemporary amenities and well-designed residences due to the growing millennial population entering the workforce. Additionally, developers have responded to this need by providing community-focused living areas and smart homes.

**Changing Lifestyle Preferences:** Gurugram has come to be associated with living in luxury thanks to the many high-end developments that offer lavish homes and top-notch amenities. NRIs and high-net-worth individuals have expressed a strong desire to participate in these special ventures.

The Gurugram real estate market promises to be dynamic and full of potential. The trends suggest sustainable living, affordable housing, and the growth of commercial spaces.

## Key Takeaways and Next Steps for Investors and Home Buyers

The real estate market in Gurugram offers tons of opportunities for investors and homebuyers.

**Homebuyers:** Homebuyers can take advantage of the low interest rates available to get their dream home. First, homebuyers need to find a home that meets their needs. Choose areas that come with proper connectivity and modern amenities, you also need to consider your lifestyle preferences and long-term goals when selecting a property.

**Investors:** There are tons of properties that are presented in Gurugram like residential, commercial, and luxury segments. All these options are available in the residential, commercial, and luxury segments and all these present lucrative investment opportunities. Focus on prime locations with robust infrastructure and economic growth can be the best bet.

There are some key trends and forecasts that are important to understand the future of the real estate sector in Gurugram.

**IT and Tech Office Spaces** Gurugram's reputation as a technology and business hub continues to grow. The city's business-friendly environment attracts corporate giants and startups. This will further lead to the expansion of IT and tech office spaces. Commercial areas like Cyber City and Cyber Hub remain prime locations for these office spaces. They are sustaining Gurugram's status as a financial and business centre.

**Mixed-Use Developments:** Integrated townships blend residential, commercial, and retail spaces, and they are now gaining significance. These properties offer a live-work-play lifestyle and meet the diverse demands of Gurugram's cosmopolitan population.

## CHAIRMAN'S STATEMENT

For RERA, Gurugram, the year 2022-23 marked a remarkable surge, breaking all barriers and setting new records through judgments protecting the rights of stakeholders. It remains a matter of fact that all judgments passed by this Authority so far have set a benchmark for efficient and collaborative dispute resolution in the real estate sector.

For instance, Varun Gupta versus Emaar MGF Land Ltd., Mr. Vijay Kumar Yadav and 44 others Vs. M/s BPTP Ltd. and Anr. and in many other matters, this Authority passed landmark decisions. The Authority clarified, for the first time, complicated issues such as super area, cost escalation, STP charges, electrification charges, taxes including GST & VAT, advance maintenance charges, car parking charges, holding charges, club membership charges, PLC, development location charges and utility connection charges. Additionally, Charges related to EDC/IDC firefighting and power backup etc were addressed, benefiting the homebuyers/allottees.

The Authority, however, also recognized the rights of promoters. For instance, in Emaar India Limited vs Ashok Sharma (Complaint No. 3364 of 2021 dated 27.10.2022), where the default of the allottees was established on record, the Authority passed appropriate directions allowing promoters to cancel the units if the allottees failed to take possession. This was considered as a part of natural justice, and aligned with the objectives of the RERA Act, 2016.

The Authority faced jurisdictional issues of RERA for on-going projects commenced before the enactment of the Act of 2016, and the power to award compensation and refund in terms of the Act. Only by the end of the year 2021 did the Hon'ble Supreme Court of India clarify these issues by delivering a landmark judgement in the matter of "Newtech Promoters and Developers Pvt. Ltd. versus State of UP." The SC ruled that RERA is retroactive, meaning thereby, it applies to ongoing projects that began before the enactment of the Act, provided they have not yet received a completion certificate.

The delineation between the powers of the Regulatory Authority and the Adjudicating Officer was also clarified. The former was granted the powers to award delay possession

charges and refund, while the latter was given the power to handle the compensation cases.

What is worth mentioning here is the advent of the global pandemic years of 2020 and 2021. During these years not only was the real estate construction progress stalled but it also posed manifold challenges. Recognising the difficulties of the real estate promoters, the Authority provided a grace period of six months.

However, apart from securing the rights of all stakeholders, grave issues such as protection of the rights of the subsequent allottee were also taken into consideration by this Authority during the year, For instance in a complaint titled as Nisha Sharma v Emaar India Ltd. – (Complaint No. 804 of 202 dated 08.09.2022), the Authority decided in favour of subsequent allottee.

As we know, Gurugram’s demography is rapidly evolving with every passing year, along with a high level of urban growth perspective, this demographic shift has made, the implementation of the Real Estate (Regulation and Development) Act, 2016 a perceived boon. Under the central legislation the city’s Authority was established to address and mitigate the numerous challenges and issues that had plagued the real estate industry during its largely unregulated era.

At the end of five years of the implementation of the Act, we would like to take a moment to thank the stakeholders for placing their trust in this institution of natural justice. We celebrate our fifth year by highlighting the adjudication of various conflicts between the real estate promoters and allottees and paving of natural justice in future disputes.

For the expeditious resolution of the complaints, the Authority introduced a single bench to hear and decide the complaints in 2022. This helped the Authority expedite the disposal of complaints on a daily basis. During the financial year 2022-23, a total of 160 real estate projects were registered, including (11 Affordable Group Housing, projects 42 Residential Plotted Colonies under the DDJAY scheme, 19 Commercial High Rise projects, 20 Commercial Plotted Colonies, 18 Group Housing projects, 8 Residential Plotted Colonise, 37 Residential Floors, 1 Industrial Plotted Colony and 4 Mixed Land-Use Colonies). This demonstrated the way towards the regularisation of the sector. We are proud to move forward with a strong footing, upholding the rights of stakeholders.

## THE YEAR IN REVIEW

Despite pandemic exigencies, the sector has continued to show resilience and steady growth in 2022. India's first wave of Covid-19 brought the sector to a relative standstill for a while. However, by the last quarter of 2020, the market had begun to pick pace, particularly owing to an increase in demand for residential spaces. The second wave of Covid-19 hit the sector just as it had begun to revive itself. Unlike the first wave, the ramifications of the second wave were not as prolonged or prominent. India's real estate sector is witnessing a healthy increase in demand in 2022. From commercial spaces to the residential market, the overall market outlook is a bright for the real estate industry.

2. Buoyed by these factors, the sector made a strong comeback. The industry is to benefit from a regime of low interest rates, coupled with "duty waivers (in some states)", realistic property pricing and attractive offers leading to affordable synergy.

3. The real estate sector in India is set to experience capital-value growth in the coming years in the residential segment. Certain projections state that the sales momentum is expected to increase in 2023 as prospective homebuyers will continue to prefer bigger homes, better amenities and attractive pricing, which will keep them interested in sealing the deals. Additionally, the luxury housing market is poised to touch new heights in the coming year.

5. The government continues to prioritize the affordable housing segment while looking at ways to strengthen the existing financing systems to provide liquidity to stalled real estate projects. The Cabinet decided that the flagship rural scheme, "Pradhan Mantri Awas Yojana-Gramin" will be provided with INR 2.17 lakh crore in additional Central and State funding to achieve its target of building 2.95 crore houses.

6. The Reserve Bank of India's (RBI) Monetary Policy Committee (MPC) has announced that it will be keeping the repo rate and reverse repo rate unchanged. Setting the tone for the year, MPC gave a clear indication that it is growth oriented. Holding the interest will help in increasing the affordability for the consumer and help in holding the current demand trends.

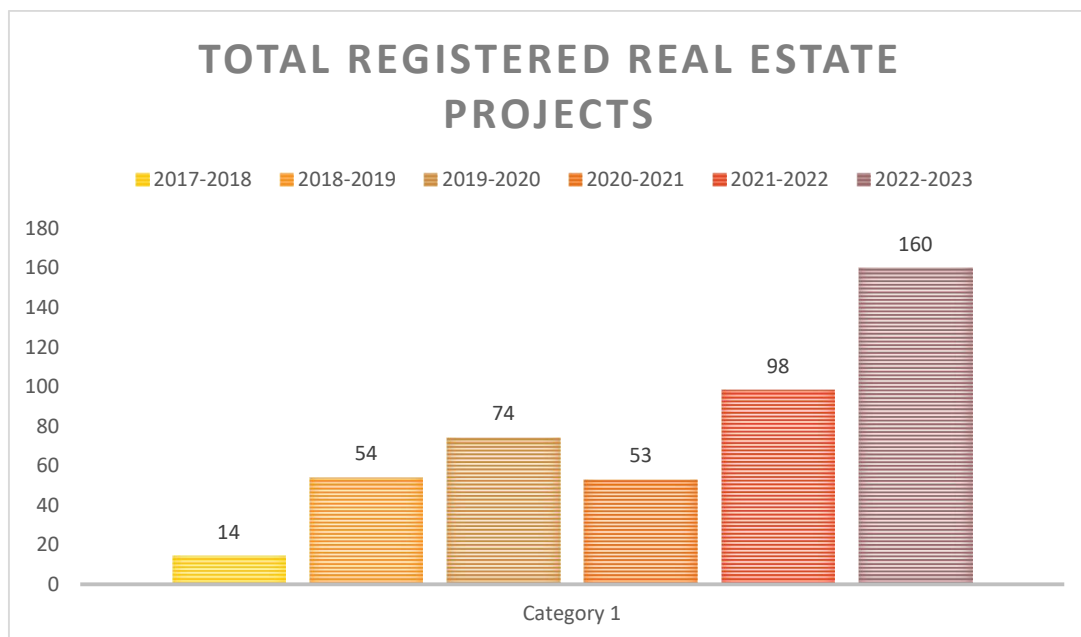
8. NITI Aayog expects that the Indian real estate sector will reach a market size of \$1 trillion by 2030 and will account for 13 percent of India's GDP by 2025. Already the third-largest sector to bring about economic growth, the real estate industry is expected to continue its upward trajectory in 2023.

9. The expeditious resolution of complaints filed with the Authority has been a key objective of the Authority since its inception. To ensure swift and efficient redressal of the complaints filed before the Authority under the provisions of Section 31 of the Real Estate (Regulation and Development) Act, 2016, a single member bench was constituted to delegate powers of the Authority to a single member bench for hearing and deciding the complaints. This delegation of power to a single member bench helped expedite the disposal of a large number of complaints pending before the Authority.

10. To resolve a disparity in the regulations and directions of the Authority, amendments were made in the Haryana Real Estate Regulatory Authority, Gurugram (Quarterly Progress Report) Regulations, 2018, which were notified in the Haryana Government gazette vide notification No. 12/RERA GGM Regulations 2018 dated 5th December, 2018 to bring it in conformity with the directions to builders/promoters regarding the opening of bank accounts as per the provisions of RERA which were notified in the Haryana Government Gazette vide notification No 1/RERA GGM Directions 2019 dated 10th May 2019.

11. During the financial year 2022-23, a total of 160 real estate projects were registered, including Group Housing, 42 Residential Plotted Colonies under DDJAY scheme, 19 Commercial High Rises, 20 Commercial Plotted Colonies, 18 Group Housing Projects, 8 Residential plotted colonies, 37 Residential Floors, I Industrial Plotted Colony and 4 Mixed Land Colonies. Details of these 160 projects are attached as Annexure – A.

## TREND OF REAL ESTATE PROJECTS REGISTERED WITH THE AUTHORITY



## LANDMARK DECISIONS

THE YEAR IN REVIEW		
	A.	JUDGMENTS
		1. CR/2691/2021 titled as RAHUL SHARMA V/S ROSHNI BUILDERS PVT. LTD.
		<p><b>Relief sought:</b></p> <p><b>Direct the respondents to refund the entire amount paid by the complainant along with interest.</b></p> <p><b>Decision of the Authority:</b> -The respondent is directed to refund the balance amount after deducting the earnest money which shall not exceed the 10% of the basic sale consideration of the said unit and shall return the balance amount to the complainant. The refund should have been made on the date of termination i.e. 31.08.2019. Accordingly, the interest at prescribed rate i.e. 10% is allowed on the balance amount from the date of termination to date of actual refund.</p>
		2. CR/3158/2021 case titles as RUPA GUPTA AND SUBODH GUPTA V/S REGIONAL CONSTRUCTION PVT. LTD.
		<p><b>Relief sought:</b></p> <p><b>Declare the “offer of possession” letter dated 19.04.2021 along with all its annexure demanding unlawful sums of Rs.6,38,702/- [Rs.8,37,102/- (less) paid Rs.1,98,400/-</b></p>

		<p><b>under various components and Rs.57,944/- on pretext of “Maintenance Charges” (i.e., total Rs.6,96,646/-), as null &amp; void-ab-initio being unlawful, in breach of terms of agreement, unjust &amp; arbitrary; also the same being issued without obtaining the requisite approvals from competent authorities and without completing the promised facilities, amenities and infrastructure in the said project.</b></p> <p><b>The respondent be also restrained by the learned authority to raise any fresh demand on the complainants qua said plot/project.</b></p> <p><b>Direct the respondent to complete all promised amenities in the project and handover physical possession/execute conveyance deed in favour of complainants in accordance with the terms of agreement /applicable law.</b></p> <p><b>Decision of the Authority: -</b></p> <p>The authority is of the considered view that there is no delay on the part of the respondent to offer of possession of the allotted plot to the complainant as per the terms and conditions of the agreement to sell dated 10.02.2020 executed between the parties. But the validity of such offer of possession is in question.</p> <p>The respondent is directed to make a valid offer of possession and handover physical possession of the allotted unit to the complainants after obtaining part completion certificate from the competent Authority. Further, the</p>
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		<p>complainants are seeking relief of execution of conveyance deed.</p> <p>The respondent/builder has applied the part completion certificate on 18.12.2020. There is no record available on the paper book to show why the completion certificate has not been granted by the competent authority even after more than one year from its application, The respondent has not given any valid and specific reason to justify' this delay. As per section 11(4)(b) of Act of 2016, the respondent is under an obligation to supply a copy the completion certificate to the complainants.</p> <p>The respondent shall execute the conveyance deed within 3 months after obtaining the completion certificate from the concerned department.</p> <p>The respondents shall not charge anything from the complainants which is not the part of the agreement to sell.</p>
	3.	<p><b>CR/4777/2022 titled as Anju Malik Vs. M/s Vatika Limited</b></p> <p><b>Relief Sought:</b></p> <p><b>The respondent be directed to pay the amount of assured returns due and payable by it to the complainant for the last 36 months @ Rs. 71.5 per square ft per month as the project has not yet received the completion/occupation certificate from the competent authority till date.</b></p> <p><b>The respondent be directed to continue paying the investment returns / monthly returns to the</b></p>

		<p><b>complainant as per the terms of the builder buyers' agreement and the addendum thereof.</b></p> <p><b>The respondent be directed to pay interest at the prescribed rate on the unpaid monthly returns/investment returns to the complainant, to be calculated from the date the monthly returns were due till the date of actual payment.</b></p> <p><b>Decision of the Authority:</b></p> <p>The respondent is directed to pay the arrears of amount of assured return at the rate i.e., Rs. 71.50/- per sq. ft. of the super area per month to the complainants from the date the payment of assured return has not been paid i.e., September 2018 till the date of completion of the building. After completion of the construction of the building, the respondent/builder would be liable to pay monthly assured returns @65/- per sq. ft. of the super area up to 3 years or till the unit is put on lease whichever is earlier.</p> <p>The respondent is also directed to pay the outstanding accrued assured return amount till date at the agreed rate within 90 days from the date of order after adjustment of outstanding dues, if any, from the complainants and failing which that amount would be payable with interest @08.70% p.a. till the date of actual realization.</p> <p>The respondent shall execute the conveyance deed within the 3 months from the final offer of possession along with OC upon payment of requisite stamp duty as per norms of the state government.</p>
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		<p><b>4. CR/2333/2021 titled as Ajit Singh &amp; Anr. V/S Vatika Limited.</b></p> <p><b>Relief Sought:</b></p> <p><b>Direct the respondent to set aside the cancelation issued vide letter dated 26.08.2020 and restore the booking of the plot in the name of complainants.</b></p> <p><b>Direct the respondent to pay the delayed charges at the prescribed rate of interest on amount paid by the complainant i.e., Rs 36,85,607/- w.e.f. due date of possession till offer of actual physical possession.</b></p> <p><b>Direction of the authority:</b></p> <p>The respondent is directed to allot an alternative unit of the same size and the same area (if possible or some other area suitable to the complainants) at the same price at which the old unit was allotted to them within a period of two month from the date of order by adjusting the amount paid by them against the cancelled unit along with delay possession charges from the due date i.e., 28.11.2012 till offer of possession + 2 months or actual handover of possession whichever is earlier at the prescribed rates i.e., 10.70% p.a.</p> <p>The arrears of interest accrued till date of possession of the alternative unit shall be adjusted against sale consideration of alternative plot to be paid by the complainants.</p> <p>The complainants are directed to pay outstanding dues, if any, after adjustment of interest for the delayed period to the respondent.</p>
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		<p>The rate of interest chargeable from the allottees by the promoter, in case of default shall be charged at the prescribed rate i.e., 10.70% by the respondent/promoter which is the same rate of interest which the promoter shall be liable to pay the allottees, in case of default i.e. the delayed possession charges as per section 2(z) of the Act.</p>
	5.	<p><b>CR/2504/2022 titled as AVINASHCHANDRA SWAIN V/S EXPERION DEVELOPERS PRIVATE LIMITED</b></p> <p><b>Relief sought:</b></p> <p>To direct the respondent to refund the paid-up amount.</p> <p><b>Direction of the authority:</b></p> <p>The respondent is directed to refund to the complainant the paid-up amount of Rs. 62,77,177/- after deducting 10% as earnest money of the basic sale consideration of Rs. 2,13,51,409/- with interest at the prescribed rate i.e., 10.70% on the balance amount, from the date of cancellation i.e. 27.04.2017 till the date of actual refund.</p>
	6.	<p><b>CR/1027/2021 titled as MR AMRENDRA KUMAR V/S BPTP LTD. &amp; 36 Other complaints.</b></p> <p><b>Relief sought:</b></p> <p><b>Pass an order for delay interest on paid amount from 06.12.2013 along with pendent lite and future interest till actual possession thereon @ 18%.</b></p> <p><b>Direct the respondent to quash escalation cost of Rs.10,96,620/-.</b></p>

		<p><b>Direct the respondents to quash the increased in super area as carpet area remain same as previous.</b></p> <p><b>Direct the respondents to quash the VAT charges and will pay by own.</b></p> <p><b>Direct the respondents to quash the one-year advance maintenance charges Rs. 79,225/-.</b></p> <p><b>Direct the respondent to pay interest on maintenance security.</b></p> <p><b>Pass an order for payment of GST amount levied upon the complainant and taken the benefit of input credit by builder.</b></p> <p><b>Direction of the authority:</b></p> <p>The respondents are directed to pay interest at the prescribed rate of 9.30% p.a. for every month of delay from the date of admissibility till the offer of possession plus 2 months or the date of actual handing over of the possession of the subject flat to the complainants, whichever is earlier. The period for which the complainant-allottee is entitled to delay possession charges for all the respective complaints are detailed in table given in para 55 of this order. However, the amount of taxes collected by a builder cannot be considered a factor for determining the interest payable to the allottee towards delay in delivery of possession.</p> <p>The arrears of such interest accrued from due date of possession till its admissibility as per direction (i) above shall be paid by the promoters to the allottees within a period of 90 days from date of this order as per rule 16(2) of the rules.</p>
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		<p>Upon issuance of fresh statement of account by the respondent promoter after adjustment of interest for the delayed period and in terms of principles incorporated in the present order, the complainants are directed to pay outstanding dues, if any, within a period of 30 days from intimation of revised statement of account.</p> <p>The rate of interest chargeable from the allottees by the promoter, in case of default shall be charged at the prescribed rate i.e., 9.30% by the respondents/promoters which is the same rate of interest which the promoter shall be liable to pay the allottees, in case of default i.e., the delayed possession charges as per section 2(za) of the Act. However, the promoter shall neither pay delayed possession charges nor shall charge delayed payment charges, if any, from the allottees for period of 6 months w.e.f. 25.03.2020 till 24.09.2020 due to restrictions imposed due to Covid-19 situation.</p> <p>The respondents shall not charge anything from the complainant(s) which is not part of the builder buyer's agreement save and except in the manner as provided in this order.</p> <p><b>Increase in area:</b> The authority holds that the super area (saleable area) of the flat in this project has been increased and as found by the committee, the saleable area/specific area factor stands reduce from 1.30 to 1.2905. Accordingly, the super area of the unit be revised and reduced by the respondents and shall pass on this benefit to the complainant/allottee(s) as per the recommendations of the committee.</p>
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		<p><b>Cost escalation:</b> The authority is of the view that escalation cost can be charged only upto Rs. 374.76 per sq. ft. instead of Rs. 588 per sq. ft. as demanded by the developer.</p> <p><b>VAT Charges:</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, for the period w.e.f. 01.04.2014 till 30.06.2017, the promoter shall charge any VAT from the allottees/prospective buyers at the rate of 4.51% as the promoter has not opted for composition scheme.</p> <p><b>GST Charges:</b> In all the complaints mentioned in the table of para 3 of this order, the due date of possession is prior to the date of coming into force of GST i.e. 01.07.2017. The authority is of the view that the respondents/promoters were not entitled to charge GST from the complainant/allottee as the liability of GST had not become due up to the due date of possession as per the flat buyer's agreements as has been held by Haryana Real Estate Appellate Tribunal, Chandigarh in appeal bearing no. 21 of 2019 titled as <i>M/s Pivotal Infrastructure Pvt. Ltd. Vs. Prakash Chand Arohi</i>. Also, the authority concurs with the findings of the committee on this issue and holds that the difference between post GST and pre-GST shall be borne by the promoter. The promoter is entitled to charge from the allottee the applicable combined rate of VAT and service tax as detailed in para 73 of this order.</p> <p><b>Advance maintenance charges:</b> The authority is of the view that the respondents are right in demanding advance maintenance charges at the rates' prescribed in the builder buyer's agreement at the time of offer of possession.</p>
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		<p>However, as agreed by the respondents before the said committee, the respondents shall recover maintenance charges quarterly instead of annually. The demand raised in this regard by the respondents is ordered to be modified accordingly.</p> <p><b>STP charges, electrification, firefighting and power backup charges:</b> The authority in concurrence with the recommendations of committee decides that the term electrification charges, clubbed with STP charges, used in the statement of accounts-cum-invoice be deleted, and only STP charges be demanded from the allottees of Spacio @ Rs.8.85 sq. ft. Further, the term ECC be clubbed with FFC+PBIC in the statement of accounts-cum-invoice attached with the letter of possession of the allottees of Spacio be charged @ Rs.100 per sq. ft. in terms of the provisions of 2.1 (f) at par with the allottees of Park Generation. The statement of accounts-cum-invoice shall be amended to that extent accordingly.</p> <p><b>Club membership charges:</b> The authority in concurrence with the recommendations of committee decides that the club membership charges (CMC) shall be optional. The respondent shall refund the CMC if any request is received from the allottee. Provided that if an allottee opts out to avail this facility and later approaches the respondent for membership of the club, then he shall pay the club membership charges as may be decided by the respondent and shall not invoke the terms of flat buyer's agreement that limits CMC to Rs.1,00,000/-.</p> <p><b>Administrative charges:</b> The authority directs that a nominal amount of up to Rs.15000/- can be charged by the respondents-promoters for any such expenses which it may</p>
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		<p>have incurred for facilitating the registration of the property as has been fixed by the DTP office in this regard.</p> <p><b>Holding charges:</b> The respondent is not entitled to claim holding charges from the complainant(s)/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. 3864-3889/2020 decided on 14.12.2020.</p>
	7.	<p><b>CR/6253/2019/3429/2019 titled as RAJPAL SINGH YADAV V/S SHREE VARDHMAN INFRAHEIGHTS PVT LTD</b></p> <p><b>Relief Sought:</b></p> <p><b>To direct the respondent to refund the amount paid by the complainant.</b></p> <p><i>"But an application has been moved by the complainant on 21.09.2022 for amendment of relief sought from refund of the amount paid to delayed possession charges at the prescribed rate of interest for the delay in handing over of possession. Considering the facts given, the application was allowed."</i></p> <p><b>Direction of the authority:</b></p> <p>The complainant is entitled to delayed possession charges as per the proviso of section 18(1) of the Real Estate (Regulation and Development) act, 2016 at the prescribed rate of interest i.e., 10%p.a. for every month of delay on the amount paid by him to the respondent from the due date of possession i.e., 07.03.2018 till date of offer of possession (09.08.2022) plus two months i.e., (09.10.2022) as per proviso to section 18(1) of the act read with rule 15 of the</p>

		<p>rules.</p> <p>The respondent is directed to pay arrears of interest accrued within 90 days from the date of order and thereafter, monthly payment of interest be paid till date of handing over of possession shall be paid on or before the 10<sup>th</sup> of each succeeding month.</p> <p>The respondent is directed to issue a revised account statement after adjusting the delayed possession charges at the prescribed rate of interest i.e. 10% per annum within four weeks and the allottee shall deposit the outstanding amount, if any remains after adjustment of DPC within next two weeks and shall take possession of the unit for which OC has already been obtained from DTCP on 13.07.2022.</p>
8.	<p><b>CR/3905/2020 titled as RENU GUPTA V/S SPAZE TOWERS PVT. LTD.</b></p> <p><b>Relief Sought:</b></p> <p><b>Pass an appropriate award directing the respondent to count three years from the date of allotment letter as the date of possession.</b></p> <p><b>Pass an appropriate award directing the respondent to pay interest @ prescribed rate on delayed possession since due date of possession till date of actual possession on paid amount i.e., Rs. 64,78,434/-</b></p> <p><b>Pass an appropriate award directing the respondent to justify the other charges in the demand letter and to roll back the labour cess, sinking fund, Extra IFMS charged in the final demand, and also provide GST INPUT CREDIT.</b></p>	

			<p><b>Direction of the authority:</b></p> <p>The respondent is directed to pay the interest at the prescribed rate i.e., 9.80 % per annum for every month of delay on the amount paid by the complainant from due date of possession i.e., 29.04.2019 till 31.09.2020 i.e., expiry of two months from the date of offer of possession (31.07.2020) at prescribed rate i.e., 9.80 % p.a. as per proviso to section 18(1) of the Act read with rule 15 of the rules.</p> <p>The demand raised as labour cess from the allottee is not valid demand and the allottee is not liable to pay the labour cess amount.</p> <p>The respondent has already charged for IFMS funds. So, he is not liable to take charges under the head of sinking funds as the purpose of collecting both the amounts' is same. So, it is not only unethical on the part of the developer but also illegal.</p> <p>Accordingly, respondent should reduce the price of the unit/consideration to be realized from the buyer of the flats commensurate with the benefit of ITC received by him. The promoter shall submit the benefit given to the allottee as per section 171 of the HGST Act, 2017.</p> <p>The respondent shall not charge anything from the complainant which is not the part of the agreement.</p> <p>The complainant is directed to pay outstanding dues, if any, after adjustment of interest for the delayed period.</p>
		9.	<p><b>CR/4068/2021 titled as PARDEEP KUMAR V/S PAREENA INFRASTRUCTURE PVT. LTD.</b></p>

		<p><b>Relief Sought:</b></p> <p><b>Direct the respondent to handover the physical possession of apartment with prescribed amount of interest as per the agreement for delay in handing over of possession.</b></p> <p><b>Direct the respondent that the demand raised by it is unreasonable, unfair, and exorbitant amount of money through offer of possession and direct it to provide proper &amp; legal justification for the demands raised through offer of possession.</b></p> <p><b>To restrain the respondent from raising the demand for additional area charges, maintenance charges, administrative charges, EEC/ERD/IFSD/ ACD charges and other charges in the forms of any cess and taxes from the complainant.</b></p> <p><b>Direction of the authority:</b></p> <p>The respondent is directed to pay interest at the prescribed rate of 9.30% p.a. for every month of delay from the due date of possession i.e., 15.09.2020 till the date of offer of possession i.e., 16.07.2021 + 2 months i.e., 16.09.2021 to the complainant(s) as per section 19(10) of the Act.</p> <p>The arrears of such interest accrued from 15.10.2020 till 16.09.2021 shall be paid by the promoter to the allottee(s) within a period of 90 days from date of this order.</p> <p>The complainant(s) are directed to pay outstanding dues, if any, after adjustment of interest for the delayed period.</p> <p>The rate of interest chargeable from the allottees by the promoter, in case of default shall be charged at the</p>
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		<p>prescribed rate i.e., 9.30% by the respondent/promoter which is the same rate of interest which the promoter shall be liable to pay the allottee(s) in case of default i.e., the delayed possession charges as per section 2(zb) of the Act.</p> <p>The respondent shall not charge anything from the complainant(s) which is not part of the apartment buyer's agreement save and except in the manner as prescribed and detailed in this order.</p> <p><b>Increase in area:</b> The authority holds that the demand for extra payment on account of increase in the super area by the respondent-promoter 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> <p><b>Interest Free Security Deposit:</b> The authority is of the view that the interest free security deposit is to be kept in a separate account which would be handed over to the association of allottees after the free maintenance period of the project. Accordingly, the promoter is directed to give details of the separate account to every allottee(s), and annual statement of deposit be also sent to them within 3 months of expiry of financial year.</p> <p><b>Labour Cess Charges:</b> The respondent is directed to withdraw the demand on account of labour cess. The builder is supposed to pay a cess for the welfare of the labour employed at the site of construction and which goes to welfare boards to undertake social security schemes and welfare measure for building and other construction</p>
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		<p>workers. So, the respondent is not entitled to charge the labour cess.</p> <p><b>Administrative charges:</b> The registration of property at the registrar office is mandatory for execution of the conveyance (sale) deed between the developer(seller) and the homebuyer(purchaser). Besides, the stamp duty, the homebuyer also to pay for execution of the conveyance/sale deed. The amount, which is given to the developer in the name of registration charge, is significant. The authority considering the pleas of the developer-promoter directs that a nominal amount of up to Rs.15000/- can be charged by the promoter – developer 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 and since the same are not defined and no quantum is specified in the apartment buyer's agreement, therefore, the same cannot be charged.</p> <p><b>Meter Connection Charges:</b> The promoter would be entitled to recover the actual charges paid to the concerned departments from the complainant/allottees on pro-rata basis on account of electricity connection(s). The complainant(s) would also be entitled to proof of such payments to the concerned departments along with a computation proportionate to the allotted units, before making payments under the aforesaid heads.</p> <p><b>Maintenance Charges:</b> The issue of free maintenance of the colony in terms of section 4(v) of Affordable Housing Policy stands referred to the Government and clarification would</p>
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			be issued by DTCP, Haryana. As and when the approval is received from the Government, the issue of maintenance charges of the colony would be regulated in terms of the orders of the Government.
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## LEGISLATIVE WORK

### REGULATIONS AND DIRECTIONS NOTIFIED IN THE HARYANA GOVERNMENT GAZETTE UNDER SECTION 85 AND SECTION 37 RESPECTIVELY OF THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016

Sr No.	Regulations Title	Notification Number	Notification Date
1.	The Haryana Real Estate Regulatory Authority, Gurugram (order passed by the adjudicating officer or the authority or the appellate tribunal enforceable in the same manner as if it were a decree or an order made by a civil court) Regulations, 2022.	24/RERA GGM Regulations 2022	25.11.2022
2.	The Haryana Real Estate Regulatory Authority, Gurugram (Delegation of Powers to single member of the authority to hear and decide complaints) Regulations, 2023.	25 RERA GGM Regulations 2023	23.01.2023
3	Haryana Real Estate Regulatory Authority, Gurugram Real Estate Bank Accounts for the Registered Projects First Amendment Directions, 2023.	1/RERA GGM Directions 2023	30.01.2023

### NOTIFICATIONS AND CORRIGENDUMS

Sr No.	NOTIFICATION/CORRIGENDUM	Notification Number	Notification Date
1.	Corrigendum	22/Rera GGM Regulation 2021/corrigendum/2022/1	07.06.2022
2.	Corrigendum	No.12/RERA/GGM/Regulations/2018/Corrigendum/2023/1	30.01.2023

## OUTREACH PROGRAMME

C.	Outreach Programme
1.	<b>SEWOCON (Seminar, conference, and workshop):</b>
	<p>With the objective of making RWAs aware of their legal rights and duties and provide a platform for open discussion, a SEWOCON (Seminar, conference, and workshop) was organised. Members from various RWAs and welfare groups came together and organised several meetings to discuss pressing issues--mainly registration of RWAs and handing over of projects. The need of organising this programme was felt as the association of allottees were demanding authorities to organise awareness programmes to educate the allottees and their associations about various provisions of the Haryana Apartment Ownership Act, 1983, Haryana Registration and Regulation of Societies Act, 2012 and Real Estate (Regulation and Development Act), 2016. The lack of knowledge about provisions related to association of allottees listed under different acts was one of the most pressing issues. "The SEWOCON was the first step towards providing detailed SOP for handing over of project to RWAs, formation of RWAs and obligation of builders. The objective of the conference was not grievance redressal but rather to address common issues pertaining to RWAs.</p>

## CAPACITY BUILDING

The Authority is having a dedicated team of Legal Executives and IT Professionals, who are looking after the online database of projects and complaint sections of the Authority. IT Professionals assist the Authority in upgradation of data base and modification of the software package from time to time in association with the NIC Haryana. Further the Authority has a team of dynamic planning Assistants, Architects and town planners who assist the Authority in the process of registration of real estate projects and registration is granted after thorough scrutiny of all the required documents by these professionals.

There is a dedicated team of engineers who conduct site inspection of ongoing projects and ensure that the project is following its timeline for completion.

## INTERNATIONAL ENGAGEMENTS

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

## IMPACT ON ALLOTTEES

For homebuyers, RERA has been a ray of hope, providing access to accurate project information, protecting their investments, and offering a platform for dispute resolution. The Act's provisions on project registration, accountability, adherence to timelines, and quality control have empowered buyers to make informed decisions, while provisions in the law for compensation and redressal have upheld their rights.

**1. Protection of interests:** RERA protects the interests of homebuyers by ensuring that developers register their projects, adhere to timelines, and provide accurate project information.

**2. Dispute resolution:** RERA provides a platform for homebuyers to resolve disputes quickly.

**3. Compensation:** If a developer doesn't hand over the property on time, homebuyers can be fully compensated and withdraw from the project. If they don't withdraw, they'll receive interest for each month of delay.

**4. Transparency:** RERA promotes transparency in the real estate industry by allowing homebuyers to question developers about the development process.

**5. Accountability:** RERA increases accountability for developers by requiring them to register their projects, disclose project details, and adhere to timelines.

**6 Standardized sale agreement:** RERA provides a standardized model sale agreement.

## IMPACT ON PROMOTERS

RERA has brought a significant transformation in the way promoters operate in the real estate market. While it has imposed additional compliance burdens on developers, it has also created a more transparent and buyer-friendly ecosystem. Promoters who comply with RERA's regulations are likely to experience long-term benefits such as improved market reputation, reduced legal risks, and higher customer satisfaction. However, the impact varies depending on the scale and nature of the promoter's operations. Large, established developers may find it easier to adapt, while smaller players may struggle with the increased regulatory requirements.

### 1. **Streamlined process.**

RERA has made the process for project approvals and registrations more efficient.

### 2. **Increased credibility**

Promoters must provide full details of their projects to the RERA Authority, which helps build trust between home buyers and builders.

### 3. **Penalties**

Promoters who don't comply with RERA can face penalties, fines, and other disciplinary actions. For example, promoters who advertise, market, or sell a project without registering with RERA can face a penalty of 10% of the project's estimated cost and imprisonment as per the provisions of the Act.

### 4. **Increased transparency**

RERA has made the real estate industry more transparent, which helps home buyers.

### 5. **Improved project planning**

RERA has helped improve the planning and execution of real estate projects.

### 6. **Standardized sector**

RERA has helped to standardize the real estate sector across India.

## 7. **Improved communication**

RERA has helped to improve communication between home buyers and property sellers.

## 8. **Better accountability**

RERA has helped to ensure that builders and investors are held accountable.

## 9 **Registration of Projects**

**Mandatory Registration:** Under RERA, real estate promoters must register their projects with the regulatory authority before advertising or selling any units. This ensures that only those projects that meet the standards are made available to buyers.

**No False Claims or Marketing:** Promoters are prohibited from advertising or promoting unregistered projects.

## 10. **Project Transparency and Disclosure**

**Detailed Project Information:** Promoters must provide detailed information about the project, including the plan, layout, timeline, approvals, land title, and financing. This is crucial for ensuring that buyers are fully aware of what they are purchasing.

**Project Updates:** Developers are required to update the status of the project regularly on the RERA portal, including the percentage of completion, which enhances transparency.

## 11. **Accountability for Delivery**

**a. Definite Timeline for Completion:** Promoters are bound to complete the project by the date specified during registration. If there are delays, developers are liable to pay penalties or interest to buyers.

**b. Completion and Possession:** The Act mandates that developer's hand over possession of the property only once the project is complete and received the necessary occupancy certificate (OC). This protects buyers from delays.

## 12. **Defects Liability**

**a. Defects Liability Period (DLP):** Promoters are required to fix structural defects in the building (if any) within a specified period after possession. If any defects are found within five years of possession, the builder is responsible for rectifying them free of cost.

**b. Consumer Protection:** RERA ensures that builders are more accountable to the buyers for the quality of the property.

### **13. Financial Discipline**

- a. **Separate Escrow Account for Projects:** RERA mandates that promoters must maintain a separate bank account for each project, where 70% of the money collected from buyers must be deposited. This money can only be used for construction costs, reducing the chances of fund diversion and delays.
- b. **Financial Stability:** Developers are required to submit audited financial statements, and the regulator can check their financial soundness before allowing them to proceed with new projects.

### **14. Consumer Complaints and Dispute Resolution**

- a. **Faster Dispute Resolution:** RERA has set up mechanisms for addressing grievances. Buyers can directly approach RERA if there are issues regarding construction quality, delivery delays, or breach of contract.
- b. **Penalties for Non-Compliance:** Promoters who fail to adhere to RERA guidelines can face penalties, including fines and even imprisonment for severe breaches.

### **15. Improved Corporate Governance**

- a. **Registration of Agents:** Real estate agents, too, must register with RERA. This reduces the chances of fraudulent activities and misrepresentation by unregistered agents.
- b. **Clear Legal Framework:** RERA offers a clear, standardized set of rules and regulations, which improves governance in the industry and helps developers avoid legal hurdles related to delays, non-completion, or contract violations.

### **16. Impact on Market Reputation**

- a. **Increased Trust with Buyers:** Since RERA ensures a high level of transparency and legal recourse for buyers, promoters who comply with RERA guidelines stand to gain better trust and reputation among homebuyers. This can translate into more sales and higher brand value.
- b. **Competitiveness:** Promoters who fail to meet RERA standards may face reputational damage, legal actions, and reduced sales opportunities. Developers adhering to RERA's provisions have a competitive advantage in the market.

**17. Marketing and Sale Practices**

- a. **Accurate Representation:** Promoters must ensure that the advertisements, sales brochures, and promotional materials accurately reflect the project. Misleading marketing claims can lead to penalties or legal action.
- b. **No Unlawful Pre-Sales:** RERA prohibits promoters from collecting payments before registration or possession unless the project is registered and lawful. This helps to curb the practice of taking advance payments for projects that have no legal standing or approval.

**18. Impact on Small and Unorganized Developers**

- a. **Higher Compliance Costs:** Smaller or less organized developers may find it difficult to comply with RERA's stringent guidelines and registration processes. This could lead to an initial increase in compliance costs.
- b. **Pressure to Improve:** On the flip side, RERA can push smaller developers to adopt more transparent and organized business practices, ultimately raising the overall standards of the real estate sector.

## IMPACT ON REAL ESTATE AGENTS

### STANDARDS OF PROFESSIONAL COMPETENCE

The real estate agents have always played an important role in property transactions. However, they have never been under regulatory provisions until RERA came into effect. The introduction of the Act has been a much welcome move and buyers are more at peace with their investments.

### ADVERTISEMENTS FULFILING CRITERIA AS PROVIDED IN THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 SHOULD BE DULY FOLLOWED

1. In every advertisement offering sale of real estate project registered under section 3 of the Real Estate (Regulation and Development) Act, 2016 it shall be the duty of the real estate agent to prominently mention the RERA registration number of the project and website address of the Authority.
2. The real estate agents/brokers indulge in all sorts of malpractices to sell the real estate project by stating false claim in advertisements and also advertising the project without proper approvals and sanctions which is against the law and therefore subject to punishment by the authority.

### THE AUTHORITY MAY EXERCISE THE FOLLOWING POWERS (IN CASE THERE IS COMPLAINT AGAINST THE AGENT FOR UNFAIR TRADE PRACTICE ETC).

- a. Admonish or reprimand the registration concerned.
- b. Attach specific conditions to the registration concerned.
- c. Vary/ alter/ add any condition already attached to such registration.
- d. Suspend such registration for a specific period not exceeding two years.
- e. Revoke such registration.
- f. Impose penalties as per the provisions of the Act.

**PENALTIES**

If any real estate agent fails to comply with or contravenes the provisions of Section 9 or Section 10 of the Act he shall be liable under Section 62 of the Act to pay a penalty of ₹10,000 for every day during which such default continues, which may cumulatively extend up to 5% of the cost of plot, apartment or building, as the case may be, of the real estate project, for which the sale or purchase has been facilitated as determined by the Authority.

## IMPACT ON ECONOMY

The Real Estate (Regulation and Development) Act, 2016 (RERA) has significantly transformed the Indian real estate sector and positively impacted the economy through several key mechanisms as follows:

### 1. Increased Transparency and Consumer Trust

- a) **Boosted Buyer Confidence:** By requiring developers to provide accurate project details, RERA has improved transparency, leading to a boost in consumer confidence. More homebuyers feel secure investing in real estate, stimulating demand and driving economic growth.
- b) **Reduction in Fraudulent Practices:** The regulations reduce the risk of fraudulent practices and delays, protecting buyers' investments and promoting a trustworthy market environment. A stable real estate market encourages more consumer spending, contributing to the economy.

### 2. Economic Growth

- a) **Job Creation:** The real estate sector is a major employment generator in India, supporting jobs in construction and related industries.
- b) **Allied Industry Growth:** RERA's positive impact on industries such as cement and steel, contributing to overall economic growth.
- c) **Long-Term Stability:** A focus on end-user demand contributes to a less volatile market, fostering sustainable economic growth.

### 3. Reduced Legal Disputes and Faster Dispute Resolution

- a) **Quick and Cost-Effective Dispute Resolution:** RERA's provisions for fast dispute resolution through state RERA authorities and Appellate Tribunals provide quick relief to buyers and developers alike. Reduced disputes lower litigation costs, benefiting the economy by saving resources.
- b) **Better Developer-Buyer Relationships:** Reduced legal issues foster better relationships between developers and buyers, contributing to a healthier business environment and further encouraging real estate investments.

#### 4. Boosting Long-Term Economic Stability

- a) **Reduction in Project Delays:** With RERA requiring developers to allocate 70% of funds collected from buyers toward project development, there is better financial discipline, reducing project delays and cost overruns and increased Project Completions. Timely project completions lead to a faster turnover of real estate projects, stimulating the market and allowing more investments to flow into new developments.
- b) **Sustainable Urban Development:** A regulated real estate market ensures projects are completed on time, boosting sustainable urban development. With better planning and stability in the housing sector, urban development aligns better with economic growth, supporting India's long-term economic goals.

#### 5. Revenue Generation for the Government

- a) **Higher Tax Revenue:** RERA has formalized many real estate transactions, increasing tax compliance. This results in higher revenue for the government from Goods and Services Tax (GST), property registration fees, and income tax.
- b) **Reduced Cash Transactions:** By promoting transparency and accountability, RERA reduces the use of cash, which is harder to trace, bringing more transactions into the formal economy and boosting government revenue collection.

Apart from that, there are also other impacts is following:

- a) RERA has bridged the gap between buyers and sellers.
- b) RERA has boosted property investment in India.
- c) RERA has empowered homebuyers and promoted ethical practices among developers.
- d) RERA has led to increased buyer confidence, which has resulted in steady demand.

Overall, RERA has created a more structured and transparent real estate market in India, fostering investor confidence, generating employment, increasing government revenue,

and promoting long-term stability. Its comprehensive approach has laid a sustainable foundation for the sector's growth and India's economic development trajectory.

## 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 2022-23, a total of 160 real estate projects (i.e., 11 Affordable Group Housing, 42 Residential Plotted Colony under DDJAY scheme, 19 Commercial High Rise, 20 Commercial Plotted Colony, 18 Group Housing, 8 Residential Plotted Colony, 37 Residential Floors, 1 Industrial Plotted Colony and 4 Mixed Land Use Colony) have been registered with the authority. Details of the 160 projects are attached as annex-A.

## IN RELATION TO REAL ESTATE AGENTS

During the F.Y 2022-2023, 387 total 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**

No. of cases filed with the Authority from 01.04.2022 to 31.03.2023	No. of cases disposed of and dismissed by the Authority from 01.04.2022 to 31.03.2023
<b>2359</b>	<b>2029</b>
No. of cases filed with the Adjudicating officer from 01.04.2022 to 31.03.2023	No. of cases disposed of and dismissed by the Adjudicating Officer from 01.04.2022 to 31.03.2023.
<b>118</b>	<b>21</b>
No. of cases filed for execution from 01.04.2022 to 31.03.2023.	No. of cases disposed of and dismissed from 01.04.2022 to 31.03.2023
<b>1028</b>	<b>130</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>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**

The following inquiries were conducted by the Inquiry Officer during the year and appropriate action was taken by the Authority.

Sr. No.	Complaint No.	Date	Complaint
1.	4829/2022	09.08.2022	Pushpender Singh Rajpurohit V/s Sandeep Saini and others.
1.	1043/2021	17.08.2022	Rishab Jain and Rohit Jain V/s Vatika India Next.
2.	5402/2022	17.08.2022	ILD Owners Welfare Association V/s ILD trade Centre Sector – 47 Gurugram
3.	CR/4134/2021	27.09.2022	Gopal Krishan Arora V/s Experion Developer Ltd.
4.	CR/906/2022	28.09.2022	Priyadarshani V/s Ocus Skyscappers Ltd.
5.	CR/3784/2021	03.10.2022	Ashok Oklayan V/s Vatika Ltd.
6.	HARERA/GGM/E O/2021	28.12.2022	Shashi Saini V/s Ocean Seven Buildtech Pvt. Ltd.
7.	CR/779/2023	04.10.2023	Harvinder Pal Gulati V/s RMG Developer Pvt. Ltd.
8.	HRR/GGM/CRN/Enq/45/2023		
9.	ACH/2022-2023	22.03.2023	HARERA GGM V/s Care Taker Sunil Arya
10.	CR/043/2021		Anurag Singh Nirmal V/s Vatika Ltd.
11.	CR/5512/2022	19.12.2023	Sunil Kumar and Ashok Kumar V/s Savyasachi Infrastructure Pvt. Ltd. & Sharma Confectioners Pvt. Ltd.
12.	CR/5515/2022	19.12.2023	Ajeet Kumar Tiwari V/s Savyasachi Infrastructure Pvt. Ltd. & Sharma Confectioners Pvt. Ltd.
13.	CR/5516/2022	19.12.2023	Upender Verma V/s Savyasachi Infrastructure Pvt. Ltd. & Sharma Confectioners Pvt. Ltd.

14.	CR/5517/2022	19.12.2023	Surya Kant V/s Savyasachi Infrastructure Pvt. Ltd. & Sharma Confectioners Pvt. Ltd.
15.	CR/5518/2022	19.12.2023	Chandveer Singh V/s Savyasachi Infrastructure Pvt. Ltd. & Sharma Confectioners Pvt. Ltd.
16.	CR/5519/2022	19.12.2023	Ravi and Rahul Kumar V/s Savyasachi Infrastructure Pvt. Ltd. & Sharma Confectioners Pvt. Ltd.
17.	CR/5520/2022	19.12.2023	Satya Dev and Ramesh Chand V/s Savyasachi Infrastructure Pvt. Ltd. & Sharma Confectioners Pvt. Ltd.
18.	CR/5625/2022	19.12.2023	Chandveer Singh V/s Savyasachi Infrastructure Pvt. Ltd. & Sharma Confectioners Pvt. Ltd.
19.	CR/5662/2022	19.12.2023	Ramesh Kumar V/s Savyasachi Infrastructure Pvt. Ltd. & Sharma Confectioners Pvt. Ltd.
20.	CR/6010/2022	19.12.2023	Ruchi Chaudhary V/s Savyasachi Infrastructure Pvt. Ltd. & Sharma Confectioners Pvt. Ltd.
21.	CR/6017/2022	19.12.2023	Neeraj Gautam V/s Savyasachi Infrastructure Pvt. Ltd. & Sharma Confectioners Pvt. Ltd.
22.	CR/6302/2022	19.12.2023	Atul Kumar V/s Savyasachi Infrastructure Pvt. Ltd. & Sharma Confectioners Pvt. Ltd.
23.	CR/6942/2022	19.12.2023	Upender Verma V/s Savyasachi Infrastructure Pvt. Ltd. & Sharma Confectioners Pvt. Ltd.
24.	CR/7816/2022	19.12.2023	Krishna Devi V/s Savyasachi Infrastructure Pvt. Ltd.
25.	CR/7610/2022	19.12.2023	Ramesh Kumar V/s Savyasachi Infrastructure Pvt. Ltd.
26.	CR/7612/2022	19.12.2023	Sukhpal V/s Savyasachi Infrastructure Pvt. Ltd.

**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**

<b>S no</b>		No. of cases filed with the AO from 01.04.2022 to 31.03.2023	No. of cases disposed of and dismissed by AO from 01.04.2022 to 31.03.2023
<b>1</b>	<b>Execution</b>	<b>1028</b>	<b>130</b>
<b>2</b>	<b>Compensation</b>	<b>118</b>	<b>21</b>

**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 01/04/2022 to 31/03/2023- <b>2359.</b></p> <p>Total number of complaints received by Adjudicating Officer on 01/04/2022 to 31/03/2023- <b>118.</b></p> <p>Total number of executions received in authority w.e.f. 01/04/2022 to 31/03/2023- <b>1028.</b></p> <p>Total number of complaints disposed in authority w.e.f. 01/04/2022 to 31/03/2023- <b>2029</b></p> <p>Total number of complaints disposed by the Adjudicating Officer w.e.f. 01/04/2022 to 31/03/2023- <b>21.</b></p> <p>Total number of executions disposed by the Adjudicating Officer w.e.f. 01/04/2022 to 31/03/2023- <b>130</b></p>

## EXECUTION OF THE ORDERS OF THE AUTHORITY AND IMPOSITION OF PENALTIES

I.	EXECUTION OF THE ORDERS OF THE AUTHORITY AND IMPOSITION OF PENALTIES	
	(i)	Monetary penalties – list of penalties for the F.Y 2022-2023 attached as <b>Annexure C</b>
	(iii)	Matters referred to court for execution of order under section 40 - 118

## 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>
		NO interest has been decided in any case. In 21 cases compensation has been decided
	<b>(ii)</b>	<b>Matters referred to court for execution of order under section 40</b>
		1028

## 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 01.04.2022 to 31.03.2023)**

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

M.	ADVOCACY MEASURES UNDER SUB-SECTION (3) OF SECTION 33	
	Sub section 3 of Section 33 of the Real Estate (Regulation and Development) Act, 2016 provides as under: “33. Advocacy and awareness measures: (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.”.	
	(a)	Training and awareness programmes for the real estate agents
		(i)
	(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

## 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 necessary 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 support 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 interact/interface 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**

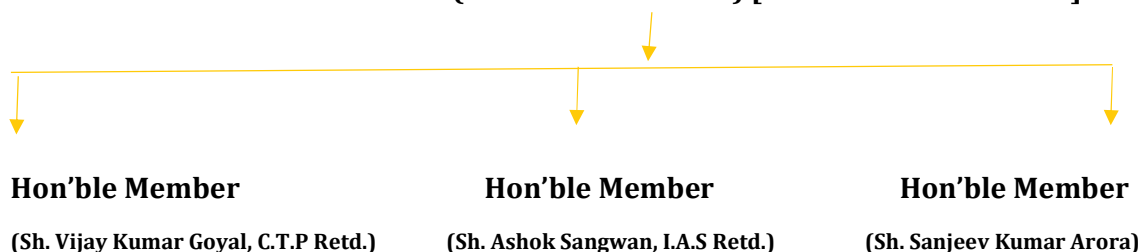
This cell is to maintain the entire corpus of documentation/literature and archives of the Authority.

**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****Hon'ble Chairman (Dr. K.K Khandelwal) [Retired on 05.02.2023]****Staff Position (2022-23) as on 31.03.2023.****Hon'ble Chairman Office**

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 (Relieved on 29.03.2023)
3.	Ms. Bharti	Management Executive (CRM)	Outsourced Employee
4.	Sh. Khem Chand Bisht	Waiter	Outsourced Employee
5.	Sh. Teeka Ram Pandey	Driver	Outsourced Employee (Relieved on 01.01.2023)
6.	Sh. Kamal Parshad	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

**Hon'ble Member (Sh. Ashok Sangwan, I.A.S. Retd.) (Joined on 31.08.2022)**

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. Sanjeev Kumar Arora) (Joined on 31.08.2022)**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. H.R. Mehta	Personal Assistant	Retd. Govt. Employee
2.	Sh. Rakesh	Driver	Outsourced Employee
3.	Sh. Sumit Kumar	Peon	Outsourced Employee

**Secretary (Sh. Partap Singh, HCS (Retd.) (01.04.2022 to 02.10.2022) (Relieved on 02.10.2022)****Secretary (Sh. Narender Pal Malik, HCS) (03.10.2022 to 31.03.2023) (joined on 03.10.2022)**

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.) (01.04.2022 to 05.12.2022)**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
1.	Sh. Yogesh Bharti	Driver	Outsourced Employee (Joined on 18.08.2022)
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 (Relieved on 10.11.2022)

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 (Relieved on 16.05.2022)
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 (Relieved on 31.01.2023)

#### **Authority Affairs Cell**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
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. Babulal	Supdt.	Retd. Govt. Employee (Joined on 14.11.2022)
3.	Sh. Sandeep Singh	Steno Typist (English)	Outsourced Employee (Joined on 14.11.2022)
4.	Sh. Anchul Kumar	Graphic Designer	Outsourced Employee (Relieved on 03.02.2023)
5.	Sh. Mahesh Kumar	Peon	Outsourced Employee

**Accounts Cell**

<b>Sr. No.</b>	<b>Name of the Officer/Official</b>	<b>Name of the Post</b>	<b>Remarks</b>
1.	Ms. Sadhana	Accounts Officer	Govt. Employee on deputation from Finance Department
2.	Sh. M.L. Sardana	Accountant	Retd. Govt. Employee (Joined on 20.03.2023)
3.	Sh. Pradeep Sharma	Accounts Executive	Outsourced Employee
4.	Sh. Anil Kumar	Record Keeper-cum-Process Server	Outsourced Employee
5.	Sh. Kapil Dev	Caretaker	Outsourced Employee

**EDC Recovery Cell**

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

**Legal Cell**

<b>Sr. No.</b>	<b>Name of the Officer/Official</b>	<b>Name of the Post</b>	<b>Remarks</b>
1.	Sh. S. C. Goel	Legal Consultant	Retired District & Sessions Judge (06.12.2022 to 31.03.2023)
2.	Ms. Geeta Rathee Singh	Legal Officer	Outsourced Employee (Relieved on 31.08.2022)
3.	Ms. Anju Kumari	Legal Executive	Outsourced Employee

**Petitions/Complaint Cell**

<b>Sr. No.</b>	<b>Name of the Officer/Official</b>	<b>Name of the Post</b>	<b>Remarks</b>
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 (Relieved on 01.11.2022)
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.	Ms. Vandana Rai	Legal Executive	Outsourced Employee (Resigned on 16.05.2022)
14.	Sh. Karmbir	Record Keeper-cum- Process Server	Outsourced Employee

### **Notice Branch**

<b>Sr. No.</b>	<b>Name of the Officer/Official</b>	<b>Name of the Post</b>	<b>Remarks</b>
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.	Sh. Anil Kumar	Steno Typist (English)	Outsourced Employee (Joined on 14.11.2022)
6.	Ms. Purnima	Steno Typist (English)	Outsourced Employee (Joined on 14.11.2022)
7.	Ms. Geeta Yadav	Copy Writer-cum-Copy Editor	Outsourced Employee
8.	Sh. Tarun Rana	Record Keeper-cum- Process Server	Outsourced Employee

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

<b>Sr. No.</b>	<b>Name of the Officer/Official</b>	<b>Name of the Post</b>	<b>Remarks</b>
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.	Ms. Apoorva Mishra	Library Assistant	Outsourced Employee (joined on 02.08.2022)

**Common Support Services Cell**

Sr. No.	Name of the Officer/Official	Name of the Post	Remarks
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

**3. Particulars of Category wise employees in HARERA, Gurugram as on 31.03.2023:-****Retired Employees:**

Sr. No.	Name of the Officer/Official	Designation in the Authority	Mode of Engagement	Remarks
1.	Sh. Rajender Kumar	Adjudicating Officer	Direct appointment	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 (Relieved on 02.10.2022)
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 (Relieved on 29.03.2023)
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 (Relieved on 10.11.2022)
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. Satender Kumar	Reader	----Do----	Retired as Reader
17.	Sh. Khem Singh Bisht	Waiter	----Do----	Retired as Waiter
18.	Sh. Jagbir Singh	Executive Engineer (M)	----Do----	Retired as Executive Engineer
19.	Sh. Madan Lal Sardana	Accountant	----Do----	Retired as Accounts Officer
20.	Sh. Ramesh Kumar	Inquiry Officer	----Do----	Retired as DSP
21.	Sh. Babulal	Supdt.	----Do----	Retired as Supdt.

**On Deputation Employees:**

Sr. No.	Name of the Officer/Official	Designation in the Authority	Mode of Engagement	Remarks
1.	Sh. Narender Pal Malik	Secretary	On Deputation	HCS Officer
2.	Sh. Subhash Chander	OSD	On Deputation	Private Secretary from FCR Officer
3.	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 (Relieved on 31.08.2022)

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 (Relieved on 01.11.2022)
8.	Ms. Vandana Rai	Legal Executive	Through Outsourcing Agency (Relieved on 16.05.2022)
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.	Ms. Mansi Yadav	Legal Executive	Through Outsourcing Agency (joined on 01.03.2023 as LE)
20.	Ms. Shatakshi Attri	Legal Executive	Through Outsourcing Agency (joined on 01.03.2023 as LE)
21.	Sh. Vijay Vardhan	Jr. Legal Executive	Through Outsourcing Agency (joined on 06.02.2023)
22.	Sh. Lokesh Angira	Jr. Legal Executive	Through Outsourcing Agency (joined on 06.02.2023)
23.	Sh. Ashish Kush	Planning Executive (Planning Assistant)	Through Outsourcing Agency

24.	Ms. Prachi Singh	Planning Executive (Planning Assistant)	Through Outsourcing Agency
25.	Ms. Jyoti Yadav	Planning Executive (Planning Assistant)	Through Outsourcing Agency
26.	Ms. Neeraj Gautam	Associate Architectural Executive	Through Outsourcing Agency
27.	Sh. Sumeet	Engineering Executive	Through Outsourcing Agency
28.	Sh. Nikhil Sharma	Engineering Executive	Through Outsourcing Agency
29.	Sh. Harpal Singh	IT Officer/ Programmer	Through Outsourcing Agency
30.	Sh. Brijesh Kumar	IT Executive/ Programmer	Through Outsourcing Agency
31.	Sh. Naresh Kumar	Chartered Accountant	Through Outsourcing Agency
32.	Ms. Asha	Chartered Accountant	Through Outsourcing Agency
33.	Sh. Pradeep	Accounts Executive	Through Outsourcing Agency
34.	Ms. Bharti	Management Executive (CRM)	Through Outsourcing Agency
35.	Sh. Rahul	Data Entry Operator cum Engineering Assistant	Through Outsourcing Agency
36.	Mr. Anchul Kumar	Graphic Designer	Through Outsourcing Agency (resigned on 03.02.2023)
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 (relieved on 31.07.2022)
40.	Ms. Manshi Bansal	Copy Writer cum Copy Editor	Through Outsourcing Agency (relieved on 17.07.2022)
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 (joined on 18.08.2022)
55.	Sh. Rahul	Driver	Through Outsourcing Agency
56.	Sh. Rajesh	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. Sanjay Kumar	Peon	Through Outsourcing Agency
67.	Sh. Manoj Kumar	Sweeper	Through Outsourcing Agency

68.	Sh. Ravi Kumar	Sweeper	Through Outsourcing Agency
69.	Sh. Dinesh Kumar	Chowkidar	Through Outsourcing Agency
70.	Sh. Shambhu Ram	Chowkidar	Through Outsourcing Agency
71.	Sh. Sandeep B K	Chowkidar	Through Outsourcing Agency
72.	Sh. Naresh Kumar	Mali	Through Outsourcing Agency
73.	Sh. Narender Kumar	Security Guard with Weapon	Through Outsourcing Agency
74.	Sh. Santosh Kumar	Night Security Guard	Through Outsourcing Agency
75.	Sh. Naveen Singh	Paper Book Binder	Through Outsourcing Agency
76.	Ms. Apoorva Mishra	Assistant Librarian	Through Outsourcing Agency
77.	Rama Shanker	Peon	Through Outsourcing Agency
78.	Sh. Sandeep Singh	Steno Typist (English)	Through Outsourcing Agency
79.	Sh. Anil Kumar	Steno Typist (English)	Through Outsourcing Agency
80.	Ms. Purnima	Steno Typist (English)	Through Outsourcing Agency

#### 4. Particulars of Group Wise Employees in HARERA, Gurugram as on 31.03.2023:-

##### **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. Satvir Singh	Private Secretary (relieved on 29.03.2023)
7.	Sh. Ajit Singh	Legal Officer
8.	Sh. Jagbir Singh	Executive Engineer (M)
9.	Sh. Ramesh Kumar	Inquiry Officer
10.	Sh. Babu Lal	Superintendent

**Group - C**

Sr. No.	Name of the Officer/Official	Designation in the Authority
1.	Sh. H. R. Mehta	Personal Assistant
2.	Sh. Sunder Lal Chanana	Personal Assistant (Resigned on 10.11.2022)
3.	Sh. Ranjit Singh	Reader
4.	Sh. Arjun Kumar Aggarwal	Reader
5.	Ms. Naresh Kumari	Judgement writer/ Sr. Scale Stenographer
6.	Sh. Satender Kumar	Reader
7.	Sh. Madan Lal Sardana	Accountant

**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 (relieved on 31.08.2022)
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	Mode of Engagement
1	Ms. Chetna Rao	Legal Executive	Through Outsourcing Agency

2	Ms. Poornima Rao	Legal Executive	Through Outsourcing Agency
3	Ms. Poonam	Legal Executive	Through Outsourcing Agency
4	Ms. Ritu Jangra	Legal Executive	Through Outsourcing Agency
5	Ms. Deeksha	Legal Executive	Through Outsourcing Agency (Relieved on 01.11.2022)
6	Ms. Vandana Rai	Legal Executive	Through Outsourcing Agency (Relieved on 16.05.2022)
7	Ms. Simran	Legal Executive	Through Outsourcing Agency
8	Ms. Anju Kumari	Legal Executive	Through Outsourcing Agency
9	Ms. Charu Aggarwal	Legal Executive	Through Outsourcing Agency
10	Ms. Shaheen Nirmal	Legal Executive	Through Outsourcing Agency
11	Sh. Dheeraj Raj	Legal Executive	Through Outsourcing Agency
12	Sh. Bharat Yadav	Legal Executive	Through Outsourcing Agency
13	Sh. Bhanu Mangla	Legal Executive	Through Outsourcing Agency
14	Sh. Roshan Singh	Legal Executive	Through Outsourcing Agency
15	Sh. Lomesh Pratap Singh	Legal Executive	Through Outsourcing Agency
16	Sh. Kshitiz	Legal Executive	Through Outsourcing Agency
17	Ms. Mansi Yadav	Legal Executive	Through Outsourcing Agency (joined on 01.03.2023 as LE)
18	Ms. Shatakshi Attri	Legal Executive	Through Outsourcing Agency (joined on 01.03.2023 as LE)
19	Sh. Vijay Vardhan	Jr. Legal Executive	Through Outsourcing Agency (joined on 06.02.2023)
20	Sh. Lokesh Angira	Jr. Legal Executive	Through Outsourcing Agency (joined on 06.02.2023)
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. Pradeep	Accounts Executive	Through Outsourcing Agency
28	Ms. Bharti	Management Executive (CRM)	Through Outsourcing Agency
29	Sh. Rahul	Data Entry Operator cum Engineering Assistant	Through Outsourcing Agency
30	Mr. Anchul Kumar	Graphic Designer	Through Outsourcing Agency (resigned on 03.02.2023)
31	Ms. Sapna Yadav	Clerk/Typist	Through Outsourcing Agency
32	Ms. Jyoti	Steno Typist (English)	Through Outsourcing Agency
33	Ms. Geeta Yadav	Copy Writer cum Copy Editor	Through Outsourcing Agency (relieved on 31.07.2022)
34	Ms. Manshi Bansal	Copy Writer cum Copy Editor	Through Outsourcing Agency (relieved on 17.07.2022)
35	Sh. Kapil Dev	Caretaker	Through Outsourcing Agency
36	Sh. Sunil	Computer Operator	Through Outsourcing Agency
37	Sh. Anil Kumar	Record Keeper Cum Process Server	Through Outsourcing Agency
38	Sh. Karmbir	Record Keeper Cum Process Server	Through Outsourcing Agency
39	Sh. Tarun Rana	Record keeper Cum Process Server	Through Outsourcing Agency
40	Sh. Mahender Kumar Verma	Record keeper Cum Process Server	Through Outsourcing Agency
41	Sh. Anoop Singh	Driver	Through Outsourcing Agency
42	Sh. Krishan Gopal	Driver	Through Outsourcing Agency
43	Sh. Mirnal Malik	Driver	Through Outsourcing Agency

44	Sh. Rahul	Driver	Through Outsourcing Agency
45	Sh. Teeka Ram Pandey	Driver	Through Outsourcing Agency
46	Sh. Rakesh Kumar	Driver	Through Outsourcing Agency
47	Sh. Brij Kishore	Driver	Through Outsourcing Agency
48	Sh. Yogesh Bharti	Driver	Through Outsourcing Agency (joined on 18.08.2022)
49	Sh. Rahul	Driver	Through Outsourcing Agency
50	Sh. Rajesh	Multitasker	Through Outsourcing Agency
51	Ms. Apoorva Mishra	Assistant Librarian	Through Outsourcing Agency
52	Sh. Sandeep Singh	Steno Typist (English)	Through Outsourcing Agency
53	Sh. Anil Kumar	Steno Typist (English)	Through Outsourcing Agency
54	Ms. Purnima	Steno Typist (English)	Through Outsourcing Agency

### 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 (Relieved on 31.01.2023)
8.	Sh. Mahesh Kumar	Peon
9.	Sh. Kamal Prashad	Peon
10.	Sh. Sanjay Kumar	Peon
11.	Sh. Manoj Kumar	Sweeper
12.	Sh. Ravi Kumar	Sweeper
13.	Sh. Dinesh Kumar	Chowkidar
14.	Sh. Shambhu Ram	Chowkidar
15.	Sh. Sandeep B K	Chowkidar
16.	Sh. Naresh Kumar	Mali
17.	Sh. Narender Kumar	Security Guard with Weapon
18.	Sh. Santosh Kumar	Night Security Guard
19.	Sh. Naveen Singh	Paper Book Binder
20.	Sh. Rama Shanker	Peon

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

- i. Hon'ble Member Sh. Ashok Sangwan (IAS Retd.) appointed/joined at HARERA, Gurugram on 31.08.2022
  - ii. Hon'ble Member Sh. S. K. Arora appointed/joined at HARERA, Gurugram on 31.08.2022.
- 6. Details of adjudicating officer appointed in the year and those who demitted office.**  
Nil

### **SECTION-O**

#### **Experts and consultants engaged:**

**Sh. S. C. Goyel Retired District & Sessions Judge engaged as Legal consultant w.e.f. 06.12.2022 to 31.03.2023.**

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

- 1. Conducive environment at workplace:** A conducive work environment is good for productive and efficient performance of employees. 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 create a decent work environment all the facilities have been provided to meet the basic needs of the staff and cleanliness is regularly ensured in the office premises.
- 2. Maternity Benefits:** All female employees can avail maternity leave. The said leave has also been made available for contractual and outsourced employees as well.
- 3. Policy for prevention of Sexual Harassment:** The policy for prevention of Sexual Harassment at workplace was made effective from 1<sup>ST</sup> April 2019 in the Authority. The Authority affirms that all women have right to work in an environment which is free from all forms of discrimination and any conduct that can be considered harassing, coercive, or disruptive. The Authority is committed towards creating a safe and healthy work environment that enables women to work without fear of prejudice and sexual harassment. A committee has been constituted in this regard in terms of the guidelines issued by the Hon'ble Supreme Court of India under its order in the case of Vishaka and Ors. v. State of Rajasthan and Ors.
- 4. Culture-Building Activities:** The authority is blessed with a good strength of motivated employees. Apart from carrying out various activities like capacity Building and self-development Programs, the authority celebrates numerous traditional festivals throughout the calendar year.

## BUDGET AND ACCOUNTS

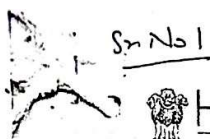
### 77. BUDGET, ACCOUNTS AND AUDIT

(1) The Authority is required to 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 are to 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



**HARERA**  
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

**Balance Sheet as on 31.03.2023**

A/C Code	Liabilities	Schedule	Current year as on 31.03.2023	A/C Code	Assets	Schedule	Current year as on 31.03.2023
40.	Funds	1		43.	Fixed Assets	H	3,06,79,914.00
40.1	Capital Fund			43.1	Furniture & Fixtures	H	91,48,940.00
				43.2	Cars	H	84,75,388.00
				43.3	Electrical Items	H	36,03,218.00
				43.4	Electronics Items	H	68,34,109.00
				43.5	Deemed Building	H	14,02,299.00
				43.6	Plant & Machinery	H	12,15,960.00
	Excess/reserve of 2017-18 And 2018-19 2019-20 2020-21 2021-22 2022-23		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 47,40,56,837.00		Less Cumulative Depreciation	H	44,64,621.00
40.2	Other Funds (Specify)				Net Block	H	2,62,15,293.00
2.4	Penalties	K	1,92,50,000.00	31.2	Investment and Deposits	N	99,00,00,000.00
12	Misc. Receipts		1,794.00				
11.3	Misc. Payables		27,28,95,552.00				
33.2	Supplier	L	35,64,21,380.00				
	Security Payable to contractor/CA		73,09,059.00				
42.	Current Liabilities and Provisions			32	Security Deposit		
	Temp. Advance				Temp. Advance		5,65,209.00
	TDS (Salary) Payable	L	5,72,750.00				
	TDS (Others) Payable	L	1,12,035.00	36.1	S.B A/c with ICICI Bank	Q	98,52,16,785.00
	TDS (GST) Payable	L	1,05,532.00	36.2 to 36.11	S.B. A/cs with IDFC First Bank	Q	7,00,000.00
	<b>Grant Total</b>		<b>200,26,97,287.00</b>		<b>Grant Total</b>		<b>200,26,97,287.00</b>

*[Signature]*  
Arun Kumar, IAS (Retd.)  
Chairman  
HARERA, Gurugram

*[Signature]*  
Secretary  
Haryana Real Estate Regulatory Authority  
Gurugram

*[Signature]*  
SADHNA KUMAR  
(Accounts Officer) AT  
Account Officer (F.A.)  
HARERA, Gurugram



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

### Income and Expenditure Statement

for the year 2022-23

A/C Code	Expenditure	Current Year as on 31.03.23	Previous Year as on 31.03.22	A/C Code	Income	Current Year as on 31.03.23	Previous Year as on 31.03.22
13.	Chairpersons and Members			2.	Fee, Charges and Fine		
13.1.	Pay and Allowances	63,50,211.00	46,69,351.00	2.1.	Fee	54,36,03,903.00	26,71,26,730.73
13.2.	Other Benefits	36,087.00	6,499.00	2.2.	Charges		
13.3.	Travelling Expenses			2.3.	Fines		
13.3.1	Overseas			2.4.	Penalties		
13.3.2	Domestic	20,775.00	29,080.00				
14.	Officers			3.1.	Accounts with Govt.		
14.1.	Pay And Allowances	1,31,42,601.00	1,08,09,125.00	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.	2,28,01,842.00	3,97,70,734.00
14.4.2	Domestic	1,18,950.00	24,079.00				
15.1.	Pay And Allowances	39,96,917.00	25,00,948.00	11.2.	Interest on Loan and Advances		
15.3.	Other Benefits			12.	Misc. Receipts		16,830.00
15.4.1	Overseas			12.1.	Gain on Sales of Assets		
15.4.2	Domestic	16,948.00	10,228.00				
16.	Hire Of Conveyance				(Transferred to Capital Fund Account)		
17.1	Wages	3,65,58,240.00	3,48,03,451.00				
19.	Honorarium	5,18,500.00	1,80,000.00				
20.	Other Office Expenses						
20.1	O.O.E. (P. Oil)	15,59,807.00	12,99,827.00				



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

20.2	O.O.E. (Hospitality)	4,85,901.00	3,33,152.00				
A/c Code	Expenditure	Current Year as on 31.03.23	Previous Year as on 31.03.2022	A/c Code	Income	Current Year as on 31.03.23	Previous Year as on 31.03.2022
20.3	O.O.E.(Stationery)	23,84,980.00	18,99,143.00				
20.4	O.O.E.(Misc.)	9,44,656.00	36,60,339.00				
20.5	O.O.E. (Repair & Maint.)	35,56,533.00	26,07,702.00				
20.6	O.O.E. Postage Exp.	4,84,424.00	3,33,685.00				
20.7	O.O.E. Advertisement Exp.	59,962.00	3,46,910.00				
20.8	O.O.E. Insurance Exp.	1,13,284.00	2,16,063.00				
20.9	Rera Tribunal Chd. Exp.	88,25,594.00	1,48,32,816.00				
20.10	Electricity Exp.	1,30,868.00	98,985.00				
20.11	O.O.E. Telephone Exp.	15,59,428.00	1,33,783.00				
20.12	O.O.E. Newspaper Exp.	1,05,974.00	92,957.00				
20.13	Bank Charges	1,416.00	147.50				
20.14	O.E.E. Books/Diaries	12,834.00	5,90,949.00				
20.15	Legal Exp.	22,28,000.00	4,40,000.00				
20.16	Interim RERA P.kula	-----	-----				
22.	Consultation Expenses	17,36,630.00	73,750.00				
25	Rent	24,07,624.00	4,43,934.00				
29.	Subscription						
29.1	M.S. Office	2,57,208.00	2,67,960.00				
29.2	Manupatra	33,500.00	33,500.00				
29.3	Gmail/ Anti-virus	-----	-----				
29.4	Airtel DTH	1,18,000.00	1,18,000.00				
29.5	AIFO RERA Subs.	36,108.00	63,720.00				
29.6	Online Subs.						
35.2.	Contribution (NPS)	82,328.00					
37.	Depreciation Exp.	4464,621.00	77,45,080.00				
	N.P.S. Contribution						
	Excess of income over expenditure (2022-23)	47,40,56,837.00	21,82,49,131.23				
	<b>Total</b>	<b>56,64,05,745.00</b>	<b>30,69,14,294.73</b>		<b>Total</b>	<b>56,64,05,745.00</b>	<b>30,69,14,294.73</b>

Arun Kumar, IAS (Retd.)  
Chairman

HARERA, Gurugram Haryana Real Estate Regulatory Authority  
Gurugram

Secretary

SADHNA RAJAWA  
Account Officer (F.A.)  
HARERA, Gurugram

**FORM 'ASA'**  
[See rule 30 (1)]  
**ANNUAL STATEMENT OF ACCOUNTS**  
Receipts and Payments Account  
For the year ended 31st March, 2023

Alc Code	Receipts	Current year As on (31-03-2023)	Previous Year As on 31-03-2022	Alc Code	Receipts	Current year As on (31-03-2023)	Previous Year As on 31-03-2022
1	Balance Brought down			13	Chairperson and Members:		
1.1	Bank	648413711.9	160,601,790	13.1	Pay and Allowances		
1.2	Cash in hand			13.2	Other benefits		
2	Fee, charges and fine:			13.3	Traveling Expenses	118950	
2.1	fees	543603903.7	267126730.7	13.3.1	Overseas		
2.2	charges			13.3.2	Domestic		
2.3	fines			14	Officers:		
2.4	Other (specify)			14.1	Pay and Allowances	36558240	34803451
3	Grants:			14.2	Retirement benefits		
3.1	To Accounts With Government			14.3	Other benefits	24082039	18229310
3.2	Other (specify)	22801842	16830	14.4	Traveling Expenses		
4	Gifts			14.4.1	Overseas		
5	Seminars and Conferences			14.4.2	Domestic		
6	Sale of Publications			15	Staff		
7	Income on investments and Deposits			15.1	Pay and Allowances		
7.1	Income on investments			15.2	Retirement benefits		
7.2	Income on Deposits			15.3	Other benefits		
8	Loans			15.4	Traveling Expenses		
8.1	Government			15.4.1	Overseas		
8.2	Other (specify)			15.4.2	Domestic		
9	Sale of Assets			16	Hire of Conveyance		
10	Sale of Investment		243215617	17	wages	82328	
11	Recoveries From Pay bills			18	overtime		
11.1	Loans and advances Principal Amount	578107661.1	17253357.06	19	Honorarium		
11.2	Interest on Loans and Advances			20	Other office Expenses	27042731	27887322.5
11.3	Miscellaneous			21	Expenditure on Research		
51	Other (specify)	21883908	41660190	22	Consultation Expenses		
				23	Seminars and Conferences		
				24	Publications of Authority		
				25	Rent and Taxes		
				26	Interest on Loans		
				27	Promotional Expenses		
				28	Membership fee		
				29	Subscription		
				30	Purchase of Fixed Assets(specify)	3435813	
				31	Investment and Deposits:		
				31.1	Investments	737549652	540720
				31.2	Deposits		
				32	Security Deposits		
				33	Loans and Advances to:		
				33.1	Employees:		
				33.1.1	Bearing Interest		
				33.1.2	Not Bearing Interest		
				33.2	Suppliers/Contractors		
				33.3	Others(specify)	24489	
				34	Repayment of Loan		
				35	Others		
				35.1	Leave Salary and Pension		
				35.2	Contribution		
				35.3	Audit fee		
				35.4	Misc:		
				36	Balance Carried Down:		
				36.1	Bank	985916784.7	648413711.9
				36.2	Cash In hand		
Total		1814811027	729874514.8	Total		1814811027	729874515.4

Chairperson (signature) **Arun Kumar, IAS (Retd.)**  
Chairman  
HARERA, Gurugram

Member (signature) \_\_\_\_\_

Secretary (signature) \_\_\_\_\_  
Secretary  
Haryana Real Estate Regulatory Authority  
Gurugram

Office In-charge (Finance and Accounts) **SADHNA RAJAWAI**  
Account Officer (F.A.)  
HARERA, Gurugram

Sr. No. 2



HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

**Budget Estimates for the Year 2023-2024**

A/c Code	Receipts	Current year as on 2023-2024	A/c Code	Payment	Current year as on 2022-2023
21.	Fees	60,00,00,000	13.1.	Pay and Allowances	70,00,000
7.2.	Income on Deposits	7,45,00,000	13.2.	Other benefits	50,000
12	Misc Receipts	50,000	13.3.2	Traveling Exp. To C/Man & Members .(Dom.)	25,000
31.1	Investment in F.D	80,00,00,000	14.1	P&A to officers	1,45,00,000
			14.4.2	Traveling Exp. to officers (Dom.)	1,30,000
			15.1	P&A to staff	40,00,000
			15.3	Other Benefits to Staff	
			15.4.2	Traveling Exp. to Staff (Dom.)	25,000
			17.1	Wages	3,75,00,000
			19	Honorarium	6,00,000
			20.	Other office expenses (detail attached Including Exp. Of Rera Tribunal Chd.	3,00,00,000
			22.	Consultation expenses	20,00,000
			25.	Rent and Taxes	30,00,000

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 (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



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

**Budget Estimates for the Year 2023-2024**

A/c Code	Receipts	Current year 2023-24	A/c Code	Payments	Current year as on 2023-24
			29.	Subscription	6,00,000
			43.	<u>Purchase of Fixed Assets</u>	
				Fur. & Fixture	10,00,000
				Car.	25,00,000
				Electrical Items	5,00,000
				Electronics Items	5,00,000
				Deemed Building	2,00,000
				Plant & machinery	5,00,000
			31.1.	Investments in F.D	84,00,00,000
			32	Security (R/R)	25,00,000
			33.2	Suppliers	50,00,000
			35.2.	Contribution to NPS	2,00,000
			36.	Balance carried down:	52,22,20,000
<b>Total</b>		<b>1,47,45,50,000</b>		<b>Total</b>	<b>1,47,45,50,000</b>

  
Accounts Officer

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 (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण  
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16

## International Cooperation

	There were no international engagements during the year
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## Ongoing Programmes

The following is 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.

1. 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 account, meetings of the State Level Banker's Committee have been organised. The Authority has been organizing intensive advocacy programmes at various intervals.
2. Regular visits are made to the project's sites for quality check by the engineer and planning team of the Authority under the supervision of Hon'ble members of the Authority.
3. Research work on various topics and current issues is conducted in coordination with the Research Team of the Authority so that the Authority is aware on the various developments happening in real sector in not only India but also abroad.
4. 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.
5. Interactive sessions were organised with the real estate agents to make them aware of the conduct that needs to be followed by the agents in discharge of their functions.

## 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. 2022-2023**

<b>Sr. No.</b>	<b>Year</b>	<b>RTI application Received</b>	<b>Disposed of</b>	<b>Pending</b>
1.	April 2022 to March 2023	290	290	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 2022 TO 31<sup>ST</sup> MARCH 2023

S. No.	RC/REP/HARERA/GGM/	Name of the promoter	Name of the project
1	547/279/2022/22 dated 02.04.2022	DLF Exclusive Floors Pvt. Ltd.	Independent floors at DLF City Phase I and III
2	548/280/2022/23 dated 07.04.2022	Top Haven Developers Pvt. Ltd.	Bodh 79
3	549/281/2022/24 dated 04.04.2022	Mall Street	Lion Infra developers LLP
4	550/282/2022/25 dated 11.04.2022	M/s DLF Ltd	DLF Garden City Enclave
5	551/283/2022/26 dated 15.03.2022	M/s Mahindra Homes Pvt. Ltd	Luminare Phase 3
6	552/284/2022/27 dated 18.04.2022	Anant Raj Ltd	The Estate Floors
7	553/285/2022/28 dated 25.04.2022	Avarna Projects LLP	Birla Navya Drisha 1B
8	554/286/2022/29 dated 25.04.2022	M/s Tulip Infratech Pvt Ltd	Tulip Monsella and Tulip Attila
9	555/287/2022/30 dated 25.04.2022	M/s JMD Ltd	JMD Suburbio-I
10	556/288/2022/31 dated 02.05.2022	Magic Eye Developers Pvt. Ltd.	Plaza 106 DDJAY
11	557/289/2022/32 dated 02.05.2022	M/s SS Group Pvt Ltd	SS Linden Floors
12	558/290/2022/33 dated 02.05.2022	DLF Properties Developers Ltd.	Independent Floors at DLF City Phase I, II and III

13	559/291/2022/34 dated 16.05.2022	M/s Pyramid Infratech Pvt Ltd	Imperial Estate
14	560/292/2022/35 dated 16.05.2022	Pyramid Infratech Pvt. Ltd.	Grand Vista
15	561/293/2022/36 dated 16.05.2022	Vatika Ltd	Vatika India Next (Phase-II)
16	562/294/2022/37 dated 16.05.2022	St. Patricks Realty Pvt Ltd	Central Park FLower Valley Phase-III
17	563/295/2022/38 dated 23.05.2022	M/s GLS Infratech Pvt Ltd	GLS Courtyard
18	564/296/2022/39 dated 23.05.2022	M/s Gentle Realtors Pvt Ltd	M3M IFC
19	565/297/2022/40 dated 23.05.2022	M/s AMB Infrabuild Pvt Ltd	AMB Selfie Walk
20	566/298/2022/41 dated 23.05.2022	Ameya Commercial Projects Pvt. Ltd.	Sapphire 82A
21	567/299/2022/42 dated 25.05.2022	M/s Riseonic Realty Pvt Ltd	Solitaire
22	568/300/2022/43	M/s Metro Technobuild Pvt Ltd	MKS County
23	569/301/2022/44 dated 25.05.2022	M/s Apricus Hills Pvt Ltd	Yashika 104
24	570/302/2022/45 dated 30.05.2022	New Look Builders and Developers Pvt Ltd	New Look B1 B2 108
25	571/303/2022/46 dated 06.06.2022	Signature Global (India) Ltd	Signature Global SCO 36, Sohna
26	572/304/2022/47 dated 06.06.2022	Signature Global Homes Pvt Ltd	Signature Global Park IV (2)
27	573/305/2022/48 dated 06.06.2022	Signature Global Homes Pvt Ltd	Signature Global Park V (2)
28	574/306/2022/49 dated 06.06.2022	M/s Diverse Developers LLP	ROF Insignia Park II
29	575/307/2022/50 dated 13.06.2022	DSS Infrastructure Pvt Ltd	Shree Vardhman Mantra/Shopping Mart
30	576/308/2022/51 dated 27.06.2022	M/s Signature Global Developers Pvt Ltd	Signature Global SCO-37D

31	577/309/2022/52 dated 27.06.2022	M/s Countryside Properties Pvt Ltd	Countryside Residences
32	578/310/2022/53 dated 27.06.2022	Dhoot Infrastructure Projects Ltd	The Esplanade Mall
33	579/311/2022/54 dated 27.06.2022	Ashiana Housing Ltd	Ashiana Anmol Phase III & Plaza Phase II
34	580/312/2022/55 dated 27.06.2022	Conmin Infradevelopers LLP	Palm County
35	581/313/2022/56 dated 27.06.2022	M/s Signature Global (India) Ltd	Signature Global City 63A (1)
36	582/314/2022/57 dated 27.06.2022	Mega Infratech Pvt Ltd	Zara Roma
37	583/315/2022/58 dated 04.07.2022	Rose Building Solutions Pvt Ltd	Signature Global 37 D II (1)
38	584/316/2022/59 dated 04.07.2022	Elan Ltd	Elan Paradise
39	585/317/2022/60 dated 04.07.2022	Golden Gate Propbuild Pvt. Ltd.	M3M 114 Market
40	586/318/2022/61 dated 04.07.2022	M/s SS Group Pvt. Ltd.	SS Linden Floors-II
41	587/319/2022/62 dated 11.07.2022	M/s Imperia Wishfield Pvt. Ltd.	Imperia Shopping Central
42	588/320/2022/63 dated 11.07.2022	M/s MVN Infrastructure Pvt. Ltd.	MVN Athens
43	589/321/2022/64 dated 18.07.2022	M/s Anant Raj Ltd	Ashok Estate
44	590/322/2022/65 dated 18.07.2022	Ashiana Housing Limited	Ashiana Amarah Phase I&Ashiana Amarah Phase IA
45	591/323/2022/66 dated 18.07.2022	M/s Aaliyah Real Estate Pvt. Ltd.	Baani City Centre
46	592/324/2022/67 dated 18.07.2022	M/s Puri Constructions Pvt. Ltd.	Puri The Aravallis
47	593/325/2022/68 dated 18.07.2022	M/s Experion Developers Pvt Ltd.	Westerlies Phase 1
48	594/326/2022/69 dated 18.07.2022	M/s Hans Propcon Pvt. Ltd.	M3M Flora68

49	595/327/2022/70 dated 25.07.2022	Skywhales Developers LLP	Vieena Greens
50	596/328/2022/71 dated 27.07.2022	M/s Avarna Projects LLP	Birla Navya Anaika
51	597/329/2022/72 dated 01.08.2022	M/s Orchid Infrastructure Developers Pvt. Ltd.	Orchid IVY
52	598/330/2022/73 dated 01.08.2022	M/s White Land Corporation Pvt. Ltd.	Whiteland Blissville
53	599/331/2022/74 dated 01.08.2022	M/s Pegasus Land and Housing Pvt Ltd	ROF Ambliss
54	600/332/2022/75 dated 08.08.2022	GLS Infraprojects Pvt. Ltd	Central Avenue
55	601/333/2022/76 dated 09.08.2022	NEWZONE BUILDWELL PRIVATE LIMITED	Vista Square
56	602/334/2022/77 dated 17.08.2022	Brisk Infrastructures and Developers Pvt. Ltd.	3X Crossing
57	603/335/2022/78 dated 17.08.2022	DLF Limited	Independent Floors at DLF Garden City Enclave
58	604/336/2022/79 dated 17.08.2022	M/s White Land Corporation Pvt. Ltd.	Whiteland Blissville
59	605/337/2022/80 dated 31.08.2022	Manglam Multiplex Private Limited	M3M Route65
60	606/338/2022/81 dated 12.09.2022	M/s Clarika Infra Pvt Ltd.	Bonheur Avenue
61	607/339/2022/82 dated 12.09.2022	M/s Solutrean Building Technologies Pvt. Ltd.	Gateway95
62	608/340/2022/83 dated 19.09.2022	M/s HSIIDC Ltd.	Express Greens
63	609/341/2022/84 dated 19.09.2022	M/s HSIIDC Ltd.	Express Greens
64	610/342/2022/85 dated 27.09.2022	JMK Holdings Pvt. Ltd.	Signature Global SCO 88A
65	611/343/2022/86 dated 27.09.2022	JMK Holdings Pvt. Ltd.	Signature Global SCO-II 88A
66	612/344/2022/87 dated 28.09.2022	Union Buildmart Private Limited	M3M Capital Phase-II

67	613/345/2022/88 dated 03.10.2022	M/s BNB Colonizer Pvt. Ltd.	Nature Valley
68	614/346/2022/89 dated 03.10.2022	M/s Goel and sons Developers Pvt. Ltd.	Golden Park
69	615/347/2022/90 dated 03.10.2022	M/s Experion Developers Pvt Ltd.	Hub@108
70	616/348/2022/91 dated 04.10.2022	M/s Suposhaa Realcon Pvt. Ltd.	Smartworld Orchard
71	617/349/2022/92 dated 04.10.2022	M/s Suposhaa Realcon Pvt. Ltd.	Smartworld Orchard
72	618/350/2022/93 dated 04.10.2022	M/s Rose Building Solutions Pvt Ltd	Signature Global City 37D II(2)
73	619/351/2022/94 dated 04.10.2022	M/s Signature Global (India) Ltd	Signature Global City 63A(2)
74	620/352/2022/95 dated 19.10.2022	M/s Sobha Ltd	Sobha City Phase-6
75	621/353/2022/96 dated 27.10.2022	M/s GCC infra	Flora Avenue 88A
76	622/354/2022/97 dated 27.10.2022	M/s Signatureglobal Developers Pvt Ltd	Signature Global City 37D-2
77	623/355/2022/98 dated 27.10.2022	M/s Sternal Buildcon Pvt Ltd	Signature Global City 81 (2)
78	624/356/2022/99 dated 27.10.2022	M/s St. Patricks Realty Pvt Ltd	Central Park Flower Valley Floors and Villas
79	625/357/2022/100 dated 14.11.2022	M/s Worldwide Resorts and Entertainment Pvt Ltd	The Golden City
80	626/358/2022/101 dated 21.11.2022	M/s Elan Avenue Limited	Elan The Presidential
81	627/359/2022/102 dated 21.11.2022	M/s Evfyme Technologies Pvt. Ltd.	WAL STREET 73
82	628/360/2022/103 dated 21.11.2022	M/s Corona Realtors Pvt. Ltd.	Paras Floret
83	629/361/2022/104 dated 21.11.2022	M/s Wings Realtors Pvt. Ltd.	NKV Golden Avenue
84	630/362/2022/105 dated 21.11.2022	M/s Betterchoice Realtors Pvt. Ltd.	Vanya City

85	631/363/2022/106 dated 21.11.2022	M/s Next Generation Projects Pvt. Ltd.	India Rashtra
86	632/364/2022/107 dated 21.11.2022	M/s DLF Home Developers Ltd.	Alameda Central
87	633/365/2022/108 dated 28.11.2022	M/s N.S. Buildtech Pvt. Ltd.	Anand Niketan
88	634/366/2022/109 dated 28.11.2022	M/s Copious Realtors Pvt Ltd	Vista Corner
89	635/367/2022/110 dated 28.11.2022	M/s Lekh Buildtech Pvt. Ltd.	M3M Jewel
90	636/368/2022/111 dated 28.11.2022	M/s Whiteland Corporation Pvt. Ltd.	WhiteLand BlissVille
91	637/369/2022/112 dated 28.11.2022	M/s JBP Promoters and Builders Pvt. Ltd.	ROF JBP Green Meadows
92	638/370/2022/113 dated 28.11.2022	M/s V K Developers	Sohna Greens
93	639/371/2022/114 dated 28.11.2022	M/s Sector 113 Gate Vida Developers Pvt. Ltd.	La Vida Phase 2
94	640/372/2022/115 dated 28.11.2022	M/s Brahma City Pvt Ltd	Brahma City Phase-V
95	641/373/2022/116 dated 13.12.2022	M/s Magic Eye Developers Pvt. Ltd.	Plaza 106 SCO
96	642/374/2022/117 dated 13.12.2022	M/s SS Group Private Limited	SS Linden Floors-III
97	643/375/2022/118 dated 13.12.2022	M/s JMS Buildwell Realty Pvt. Ltd.	The Pride
98	644/376/2022/119 dated 13.12.2022	M/s Whiteland Corporation Pvt. Ltd.	Whiteland Arena 76
99	645/377/2022/120 dated 13.12.2022	M/s Nourish Developers Pvt. Ltd.	Smartworld One DXP
100	646/378/2022/121 dated 13.12.2022	M/s Orchid Infrastructure Developers Pvt. Ltd.	Orchid Ivy- 2
101	647/379/2022/122 dated 20.12.2022	M/s Adani Brahma Synergy Pvt Ltd	Samsara Vilasa & Samsara Arya
102	648/380/2022/123 dated 20.12.2022	M/s Adani Brahma Synergy Pvt Ltd	Samsara Avasa

103	649/381/2022/124 dated 23.12.2022	M/s Loon Land Development Ltd.	8.7111 acres DDJAY Residential Plotted Colony
104	650/382/2022/125 dated 23.12.2022	M/s Loon Land Development Ltd.	M3M Antalya Hills Phase 1
105	651/383/2022/126 dated 23.12.2022	M/s Paryapt Infrastructure Pvt. Ltd.	M3M Paragon 57
106	652/384/2022/127 dated 23.12.2022	M/s Nourish Developers Pvt. Ltd.	Smartworld One DXP Street
107	653/385/2022/128 dated 23.12.2022	M/s Sadan Realtech Pvt. Ltd.	M2K Olive Greens
108	654/386/2022/129 dated 23.12.2022	M/s NB Buildcon Pvt. Ltd.	Gokulam
109	655/387/2022/130 dated 23.12.2022	M/s Vatika Ltd.	Aspiration
110	656/388/2022/131 dated 23.12.2022	M/s JMK Holding Pvt Ltd	Signature Global City 79B
111	657/389/2023/01 dated 02.01.2023	M/s DLF Ltd.	Independent Floors at DLF Garden City Enclave Phase 2
112	658/390/2023/02 dated 02.01.2023	M/s Signature Global Homes Pvt. Ltd.	Signature Global Park-I (2)
113	659/391/2023/03 dated 12.01.2023	M/s JMK Holding Pvt. Ltd.	Signature Global City 79B-1
114	660/392/2023/04 dated 12.01.2023	M/s Namdev Construction Pvt. Ltd.	Suncity Vatsal Valley Independent Floors-2
115	661/393/2023/05 dated 12.01.2023	M/s Loon Land Development Ltd.	45.1625 Acres Residential Plotted Colony
116	662/394/2023/06 dated 12.01.2023	M/s Loon Land Development Ltd.	M3M Antalya Hills Phase 2
117	663/395/2023/07 dated 12.01.2023	M/s Whiteland Corporation Pvt. Ltd.	The Aspen
118	664/396/2023/08 dated 13.01.2023	M/s Signature Infrabuild Pvt. Ltd.	Signature Global City 92-2
119	665/397/2023/09 dated 13.01.2023	M/s Signature Infrabuild Pvt. Ltd.	Signature Global City 92-2

120	666/398/2023/10 dated 13.01.2023	M/s Signature Infrabuild Pvt. Ltd.	Signature Global City 92-II
121	667/399/2023/11 dated 16.01.2023	M/s Silver X Projects Pvt Ltd	Rajvik Greens
122	668/400/2023/12 dated 16.01.2023	M/s Faith Buildtech Pvt. Ltd.	Saavanah
123	669/401/2023/13 dated 16.01.2023	M/s BST Developers India Pvt.Ltd.	Green Bhumi
124	670/402/2023/14 dated 16.01.2023	Oasis Landmarks LLP	Godrej Icon Tower 4/E and Tower 5/F
125	671/403/2023/15 dated 23.01.2023	DLF Home Developers Ltd.	The Sixty Three
126	672/404/2023/16 dated 23.01.2023	St. Patricks Realty Pvt Ltd	Central Park The Orchard
127	673/405/2023/17 dated 23.01.2023	M/s Avarna Projects LLP	Birla Navya Avik Phase I
128	674/406/2023/18 dated 23.01.2023	M/s GCC infra	Flora Avenue 88 A
129	675/407/2023/19 dated 30.01.2023	M/s Aviana Green Estates Pvt. Ltd.	Chintamani's
130	676/408/2023/20 dated 30.01.2023	M/s Desi Construction Pvt Ltd	Tathastu 1
131	677/409/2023/21 dated 30.01.2023	M/s Desi Construction Pvt Ltd	Tathastu II
132	678/410/2023/22 dated 30.01.2023	M/s Mapsko Builders Pvt Ltd.	Mapsko ASPR Hills
133	679/411/2023/23 dated 30.01.2023	M/s Pegaus Developers Pvt Ltd.	Atulyam 83
134	680/412/2023/24 dated 30.01.2023	M/S Vatika One India Next Pvt. Ltd.	Vatika Crossover
135	681/413/2023/25 dated 30.01.2023	M/s Signature Builders Pvt Ltd	Signature Global City 93
136	682/414/2023/26 dated 30.01.2023	M/s Signature Builders Pvt Ltd	Signature Global City 93
137	683/415/2023/27 dated 30.01.2023	M/s Action Constructwell Pvt. Ltd.	Microtek Grandfront
138	684/416/2023/28 dated 30.01.2023	Countrywide Promoters Private Limited	Centra One

139	685/417/2023/29 dated 02.02.2023	Ashiana Housing Ltd.	Ashiana Amarah Phase II
140	686/418/2023/30 dated 02.02.2023	M/s Capital Heights Pvt Ltd.	One Global
141	687/419/2023/31 dated 02.02.2023	Metro Education & Welfare Pvt Ltd.	M3M Crown Phase-I
142	688/420/2023/32 dated 02.02.2023	M/s Manglam Multiplex Pvt Ltd	Mixed Land Use (Residential M3M Heights, M3M Skycity) & Commercial (M3M 65 <sup>th</sup> Avenue)
143	689/421/2023/33 dated 02.02.2023	M/s Mapsko Builders Pvt Ltd.	Mapsko Mount Ville Phase II
144	690/422/2023/34 dated 02.02.2023	Emaar India Limited	Emaar Business District 75A
145	691/423/2023/35 dated 02.02.2023	Emaar India Limited	Emaar Business District 114 NXT
146	692/424/2023/36 dated 02.02.2023	M/s JMS Infra Realty Pvt Ltd	The Nation
147	693/425/2023/37 dated 02.02.2023	Ishv Realtors Private Limited	Platina Street 109
148	694/426/2023/38 dated 02.02.2023	Experion developers pvt. ltd	Westerlies Phase 2
149	695/427/2023/39 dated 13.02.2023	M/s Landmark Apartments Pvt Ltd.	Landmark Avana
150	696/428/2023/40 dated 13.02.2023	M/s TRL Riceland Pvt Ltd.	TRL Residential Plotted Colony
151	697/429/2023/41 dated 20.02.2023	M/s Czarr Villas Pvt. Ltd.	Czarr Villas 59
152	698/430/2023/42 dated 20.02.2023	M/s DLF Home Developers Limited	Arcade 68
153	699/431/2023/43 dated 02.03.2023	Alton Buildtech India Pvt. Ltd.	Tatva Estates

154	700/432/2023/44 dated 02.03.2023	M/s Roshni Builders Pvt. Ltd.	M3M Broadway (Including (Retail, Office, Multiplex) and Serviced Apartments (M3M Sky Loft))
155	701/433/2023/45 dated 06.03.2023	M/s Adani M2K Projects LLP	Oyster Greens
156	702/434/2023/46 dated 06.03.2023	M/s Elan Avenue Limited	Elan The Mark
157	703/435/2023/47 dated 20.03.2023	M/s MRG Group India Pvt Ltd	MRG Crown 106
158	704/436/2023/48 dated 29.03.2023	Loon Land Development Limited	M3M Golf Hills Phase 1
159	705/437/2023/49 dated 29.03.2023	Rishali Developers LLP	Luxe Residency - 112
160	706/438/2023/50 dated 29.03.2023	M/s MRG Group India Pvt Ltd	MRG Crown

## ANNEXURE B

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

S no.	Type	Registration Certificate No	Agent Name
1	Registration (Individual)	RC/HARERA/GGM/2082/1677/2023/95	Ms. ALPANA KAPUR
2	Registration (Individual)	RC/HARERA/GGM/2081/1676/2023/94	Mr. MUKESH KUMAR
3	Registration (Company)	RC/HARERA/GGM/2080/1675/2023/93	M/s. CMD CONSULTANTS AND REALTORS PVT. LTD.
4	Registration (Individual)	RC/HARERA/GGM/2079/1674/2023/92	Mr. Varun Gupta
5	Registration (Company)	RC/HARERA/GGM/2078/1673/2023/91	M/s. EARTHZ ENTERPRISE SOLUTIONS PVT LTD
6	Registration (Individual)	RC/HARERA/GGM/2077/1672/2023/90	Mr. Sanjay Kumar
7	Registration (Partnership)	RC/HARERA/GGM/2076/1671/2023/89	M/s. VEDAM HOMES LLP
8	Registration (Individual)	RC/HARERA/GGM/2075/1670/2023/88	Mr. AJVINDER SINGH
9	Registration (Individual)	RC/HARERA/GGM/2074/1669/2023/87	Mr. VIPIN YADAV
10	Registration (Individual)	RC/HARERA/GGM/2073/1668/2023/86	Mr. DEEPAK
11	Registration (Individual)	RC/HARERA/GGM/2072/1667/2023/85	Mr. PAWAN KUMAR
12	Registration (Partnership)	RC/HARERA/GGM/2071/1666/2023/84	M/s. REALTY KORNER
13	Registration (Proprietorship)	RC/HARERA/GGM/2070/1665/2023/83	M/s. 100ACRESS.COM
14	Registration (Individual)	RC/HARERA/GGM/2069/1664/2023/82	Mr. Somveer Singh
15	Registration (Individual)	RC/HARERA/GGM/2068/1663/2023/81	Mr. UMED SINGH

16	Registration (Individual)	RC/HARERA/GGM/2067/1662/2023/80	Mr. AMAN SETHI
17	Registration (Company)	RC/HARERA/GGM/2066/1661/2023/79	M/s. Lands & Spaces Advisory Pvt. Ltd.
18	Registration (Individual)	RC/HARERA/GGM/2065/1660/2023/78	Mr. Sunita Tiwari
19	Registration (Individual)	RC/HARERA/GGM/2064/1659/2023/77	Mr. Gaurav Madaan
20	Registration (Individual)	RC/HARERA/GGM/2063/1658/2023/76	Mr. KAPIL BIDADA
21	Registration (Individual)	RC/HARERA/GGM/2062/1657/2023/75	Mr. PUNEET CHANDOK
22	Registration (Individual)	RC/HARERA/GGM/2061/1656/2023/74	Mr. Vikas
23	Registration (Individual)	RC/HARERA/GGM/2060/1655/2023/73	Mr. Pranav Saluja
24	Registration (Proprietorship)	RC/HARERA/GGM/2059/1654/2023/72	M/s. DREAM DEVELOPERS
25	Registration (Individual)	RC/HARERA/GGM/2058/1653/2023/71	Mr. VINEET RAHEJA
26	Registration (Individual)	RC/HARERA/GGM/2057/1652/2023/70	Mr. Ajay Kumar
27	Registration (Individual)	RC/HARERA/GGM/2056/1651/2023/69	Mr. DHARAMBIR SINGH GOTHWAL
28	Registration (Individual)	RC/HARERA/GGM/2055/1650/2023/68	Mr. ARUN KUMAR
29	Registration (Individual)	RC/HARERA/GGM/2054/1649/2023/67	Mr. DEEPAK GUPTA
30	Registration (Individual)	RC/HARERA/GGM/2053/1648/2023/66	Mr. Ram Prakash Yadav
31	Registration (Individual)	RC/HARERA/GGM/2052/1647/2023/65	Mr. ASHISH KUMAR
32	Registration (Individual)	RC/HARERA/GGM/2051/1646/2023/64	Mr. CHANDRADEEP GUPTA
33	Registration (Individual)	RC/HARERA/GGM/2050/1645/2023/63	Mr. SANKALP KUMAR
34	Registration (Individual)	RC/HARERA/GGM/2049/1644/2023/62	Mr. TAVISH SHARMA
35	Registration (Individual)	RC/HARERA/GGM/2048/1643/2023/61	Mr. ANKIT DESWAL
36	Registration (Individual)	RC/HARERA/GGM/2047/1642/2023/60	Mr. ANKIT SINGH
37	Registration (Individual)	RC/HARERA/GGM/2046/1641/2023/59	Mr. NIRMAL BANSAL
38	Registration (Individual)	RC/HARERA/GGM/2045/1640/2023/58	Mr. RAVI KUMAR

39	Registration (Individual)	RC/HARERA/GGM/2044/1639/2023/57	Mr. BONISH KUMAR
40	Registration (Individual)	RC/HARERA/GGM/2043/1638/2023/56	Mr. MANOJ KUMAR SHARMA
41	Registration (Individual)	RC/HARERA/GGM/2042/1637/2023/55	Mr. ANMOL BHAGAT
42	Registration (Individual)	RC/HARERA/GGM/2041/1636/2023/54	Mr. ALOK PASWAN
43	Registration (Partnership)	RC/HARERA/GGM/2040/1635/2023/53	M/s. RD THE REAL ESTATE
44	Registration (Individual)	RC/HARERA/GGM/2039/1634/2023/52	Mr. SAURABH TYAGI
45	Registration (Individual)	RC/HARERA/GGM/2038/1633/2023/51	Mr. YASH MANOJ HANDA
46	Registration (Company)	RC/HARERA/GGM/2037/1632/2023/50	M/s. REIAS INDIA REAL ESTATE PVT. LTD.
47	Registration (Individual)	RC/HARERA/GGM/2036/1631/2023/49	Mr. Baldev
48	Registration (Individual)	RC/HARERA/GGM/2035/1630/2023/48	Mr. Rakesh Kaushik
49	Registration (Individual)	RC/HARERA/GGM/2034/1629/2023/47	Mr. JITENDRA RATHORE
50	Registration (Individual)	RC/HARERA/GGM/2033/1628/2023/46	Mr. Amit Rana
51	Registration (Individual)	RC/HARERA/GGM/2032/1627/2023/45	Mr. RISHI BAGGA
52	Registration (Individual)	RC/HARERA/GGM/2031/1626/2023/44	Mr. NITIN YADAV
53	Registration (Company)	RC/HARERA/GGM/2030/1625/2023/43	M/s. KEY4YOU PRIVATE LIMITED
54	Registration (Individual)	RC/HARERA/GGM/2029/1624/2023/42	Mr. VINEET KATARIA
55	Registration (Individual)	RC/HARERA/GGM/2028/1623/2023/41	Mr. ABHISHEK NARAYAN RAI
56	Registration (Partnership)	RC/HARERA/GGM/2027/1622/2023/40	M/s. LIVING SOLUTIONS REALTY
57	Registration (Individual)	RC/HARERA/GGM/2026/1621/2023/39	Mr. RAHUL
58	Registration (Individual)	RC/HARERA/GGM/2025/1620/2023/38	Mr. SANJAY KUMAR
59	Registration (Individual)	RC/HARERA/GGM/2024/1619/2023/37	Mr. KHUMER SINGH MEENA
60	Registration (Individual)	RC/HARERA/GGM/2023/1618/2023/36	Ms. MONIKA
61	Registration (Individual)	RC/HARERA/GGM/2022/1617/2023/35	Ms. RAJNI BALA

62	Registration (Individual)	RC/HARERA/GGM/2021/1616/2023/34	Mr. RAJEEV LAMBA
63	Registration (Individual)	RC/HARERA/GGM/2020/1615/2023/33	Mr. AMIT BHASIN
64	Registration (Individual)	RC/HARERA/GGM/2019/1614/2023/32	Mr. MOHIT BHATIA
65	Registration (Individual)	RC/HARERA/GGM/2018/1613/2023/31	Mr. BIJENDRA KUMAR
66	Registration (Company)	RC/HARERA/GGM/2017/1612/2023/30	M/s. M/s. Propmaestro Private Limited
67	Registration (Company)	RC/HARERA/GGM/2016/1611/2023/29	M/s. IRISH TRIO PRIVATE LIMITED
68	Registration (Individual)	RC/HARERA/GGM/2015/1610/2023/28	Mr. Mohd Farman
69	Registration (Individual)	RC/HARERA/GGM/2014/1609/2023/27	Mr. SHASHI BHUSHAN JHA
70	Registration (Individual)	RC/HARERA/GGM/2013/1608/2023/26	Mr. VARUN NAGPAL
71	Registration (Individual)	RC/HARERA/GGM/2012/1607/2023/25	Mr. RASHID KHAN
72	Registration (Individual)	RC/HARERA/GGM/2011/1606/2023/24	Mr. SANDEEP BAGGA
73	Registration (Individual)	RC/HARERA/GGM/2010/1605/2023/23	Mr. Radhe Sham
74	Registration (Individual)	RC/HARERA/GGM/2009/1604/2023/22	Ms. ANKITA KUMARI SINGH
75	Registration (Individual)	RC/HARERA/GGM/2008/1603/2023/21	Mr. ANKIT KUMAR
76	Registration (Individual)	RC/HARERA/GGM/2007/1602/2023/20	Mr. NAVEEN KUMAR
77	Registration (Individual)	RC/HARERA/GGM/2006/1601/2023/19	Mr. ANKIT JAKHAR
78	Registration (Individual)	RC/HARERA/GGM/2005/1600/2023/18	Mr. MUKESH SHARMA
79	Registration (Individual)	RC/HARERA/GGM/2004/1599/2023/17	Mr. RAJEEV ARORA
80	Registration (Individual)	RC/HARERA/GGM/2003/1598/2023/16	Ms. KAVITA RANI
81	Registration (Individual)	RC/HARERA/GGM/2002/1597/2023/15	Ms. SONIA BHASIN
82	Registration (Individual)	RC/HARERA/GGM/2001/1596/2023/14	Mr. AMIT TALWAR
83	Registration (Individual)	RC/HARERA/GGM/2000/1595/2023/13	Mr. RAJ KUMAR
84	Registration (Individual)	RC/HARERA/GGM/1999/1594/2023/12	Mr. KARAN BANSAL

85	Registration (Individual)	RC/HARERA/GGM/1998/1593/2023/11	Mr. RAKESH KUMAR
86	Registration (Company)	RC/HARERA/GGM/1997/1592/2023/10	M/s. INFRAGUIDE REALTORS PRIVATE LIMITED
87	Registration (Company)	RC/HARERA/GGM/1996/1591/2023/9	M/s. CARE 2 EARN SERVICES PRIVATE LIMITED
88	Registration (Company)	RC/HARERA/GGM/1995/1590/2023/8	M/s. ARYAN REALTY INFRATECH PVT LTD
89	Registration (Individual)	RC/HARERA/GGM/1994/1589/2023/7	Mr. RAJESH MAHAJAN
90	Registration (Individual)	RC/HARERA/GGM/1993/1588/2023/6	Mr. CHANDER VEER SINGH CHAUHAN
91	Registration (Individual)	RC/HARERA/GGM/1992/1587/2023/5	Mr. GURDEEP DAGAR
92	Registration (Individual)	RC/HARERA/GGM/1991/1586/2023/4	Mr. SAURAV ANAND
93	Registration (Individual)	RC/HARERA/GGM/1990/1585/2023/3	Mr. Aditya Mittal
94	Registration (Individual)	RC/HARERA/GGM/1989/1584/2023/2	Ms. NEELAM SINGH
95	Registration (Individual)	RC/HARERA/GGM/1988/1583/2023/1	Mr. Kunal Puri
96	Registration (Individual)	RC/HARERA/GGM/1987/1582/2022/355	Mr. SURAJ KUMAR
97	Registration (Individual)	RC/HARERA/GGM/1986/1581/2022/354	Ms. Himani
98	Registration (Individual)	RC/HARERA/GGM/1985/1580/2022/353	Mr. Balwan Singh
99	Registration (Individual)	RC/HARERA/GGM/1984/1579/2022/352	Mr. VIRENDER SINGH
100	Registration (Individual)	RC/HARERA/GGM/1983/1578/2022/351	Mr. Kapil sharma
101	Registration (Individual)	RC/HARERA/GGM/1982/1577/2022/350	Mr. RITESH KUMAR JHA
102	Registration (Individual)	RC/HARERA/GGM/1981/1576/2022/349	Mr. SUBHASH GHOSH
103	Registration (Individual)	RC/HARERA/GGM/1980/1575/2022/348	Ms. RITU SAHNI
104	Registration (Individual)	RC/HARERA/GGM/1979/1574/2022/347	Mr. PAWAN VERMA
105	Registration (Individual)	RC/HARERA/GGM/1978/1573/2022/346	Mr. VINOD YADAV
106	Registration (Individual)	RC/HARERA/GGM/1977/1572/2022/345	Mr. DALIP ARORA
107	Registration (Individual)	RC/HARERA/GGM/1976/1571/2022/344	Mr. Dharmender

108	Registration (Company)	RC/HARERA/GGM/1975/1570/2022/343	M/s. URBAN-ASH REALTORS (OPC) PRIVATE LIMITED
109	Registration (Individual)	RC/HARERA/GGM/1974/1569/2022/342	Mr. KULDEEP KUMAR
110	Registration (Individual)	RC/HARERA/GGM/1973/1568/2022/341	Mr. PAVAN KUMAR SONI
111	Registration (Individual)	RC/HARERA/GGM/1972/1567/2022/340	Mr. NEERAJ KUMAR
112	Registration (Individual)	RC/HARERA/GGM/1971/1566/2022/339	Mr. Anish Sharma
113	Registration (Individual)	RC/HARERA/GGM/1970/1565/2022/338	Mr. RAVINDER SAWHNEY
114	Registration (Individual)	RC/HARERA/GGM/1969/1564/2022/337	Mr. Om Prakash Singh
115	Registration (Individual)	RC/HARERA/GGM/1968/1563/2022/336	Mr. NEERAJ SONI
116	Registration (Individual)	RC/HARERA/GGM/1967/1562/2022/335	Mr. Joginder Singh
117	Registration (Individual)	RC/HARERA/GGM/1966/1561/2022/334	Mr. RAJESHWAR
118	Registration (Individual)	RC/HARERA/GGM/1965/1560/2022/333	Mr. PANKAJ BHARDWAJ
119	Registration (Individual)	RC/HARERA/GGM/1964/1559/2022/332	Mr. SOHAN KUMAR
120	Registration (Individual)	RC/HARERA/GGM/1963/1558/2022/331	Ms. POOJA DHINGRA
121	Registration (Individual)	RC/HARERA/GGM/1962/1557/2022/330	Mr. Himanshu Duggal
122	Registration (Individual)	RC/HARERA/GGM/1961/1556/2022/329	Mr. Akhilesh Kumar
123	Registration (Individual)	RC/HARERA/GGM/1960/1555/2022/328	Mr. NAVEEN MOHAN VERMA
124	Registration (Individual)	RC/HARERA/GGM/1959/1554/2022/327	Mr. DEEPAK KUMAR SINGH
125	Registration (Company)	RC/HARERA/GGM/1958/1553/2022/326	M/s. ENVESTORS AVENUE PRIVATE LIMITED
126	Registration (Individual)	RC/HARERA/GGM/1957/1552/2022/325	Mr. JITENDRA KUMAR
127	Registration (Individual)	RC/HARERA/GGM/1956/1551/2022/324	Mr. VIKKY
128	Registration (Partnership)	RC/HARERA/GGM/1955/1550/2022/323	M/s. SHRI SHYAM ESTATES
129	Registration (Individual)	RC/HARERA/GGM/1954/1549/2022/322	Mr. ATUL GUPTA
130	Registration (Individual)	RC/HARERA/GGM/1953/1548/2022/321	Mr. Pranesh Bindra

131	Registration (Company)	RC/HARERA/GGM/1952/1547/2022/320	M/s. ACCURATE REALTY VENTURES PRIVATE LIMITED
132	Registration (Company)	RC/HARERA/GGM/1951/1546/2022/319	M/s. M/S SYNAGE CONSULTANTS PVT LTD
133	Registration (Proprietorship)	RC/HARERA/GGM/1950/1545/2022/318	M/s. PHILBY REAL ESTATE
134	Registration (Individual)	RC/HARERA/GGM/1949/1544/2022/317	Mr. GULSHAN YADAV
135	Registration (Individual)	RC/HARERA/GGM/1948/1543/2022/316	Mr. PRAVEEN YADAV
136	Registration (Individual)	RC/HARERA/GGM/1947/1542/2022/315	Mr. RAJEEV KUMAR
137	Registration (Individual)	RC/HARERA/GGM/1946/1541/2022/314	Mr. DEEPAK YADAV
138	Registration (Individual)	RC/HARERA/GGM/1945/1540/2022/313	Mr. PUSHPAK KUMAR
139	Registration (Individual)	RC/HARERA/GGM/1944/1539/2022/312	Mr. KULDEEP VASHIST
140	Registration (Individual)	RC/HARERA/GGM/1943/1538/2022/311	Mr. SURESH KUMAR
141	Registration (Company)	RC/HARERA/GGM/1942/1537/2022/310	M/s. MEFFIER INFRA VENTURES PRIVATE LIMITED
142	Registration (Individual)	RC/HARERA/GGM/1941/1536/2022/309	Ms. MORINA BHUSHAN
143	Registration (Company)	RC/HARERA/GGM/1940/1535/2022/308	M/s. UNISEL REALTY PRIVATE LIMITED
144	Registration (Individual)	RC/HARERA/GGM/1939/1534/2022/307	Mr. NARENDER KUMAR YADAV
145	Registration (Partnership)	RC/HARERA/GGM/1938/1533/2022/306	M/s. SM3 REAL ESTATE LLP
146	Registration (Individual)	RC/HARERA/GGM/1937/1532/2022/305	Mr. Vikas Gupta
147	Registration (Individual)	RC/HARERA/GGM/1936/1531/2022/304	Mr. ABHISHEKH GUPTA
148	Registration (Individual)	RC/HARERA/GGM/1935/1530/2022/303	Mr. KULDEEP SINGH
149	Registration (Individual)	RC/HARERA/GGM/1934/1529/2022/302	Mr. AMAN SHARMA
150	Registration (Individual)	RC/HARERA/GGM/1933/1528/2022/301	Mr. SUNIL
151	Registration (Company)	RC/HARERA/GGM/1932/1527/2022/300	M/s. JM FINANCIAL PRODUCTS LIMITED
152	Registration (Individual)	RC/HARERA/GGM/1931/1526/2022/299	Mr. Amit Kumar
153	Registration (Company)	RC/HARERA/GGM/1930/1525/2022/298	M/s. SPACE CREATORS HEIGHTS PVT. LTD.

154	Registration (Individual)	RC/HARERA/GGM/1929/1524/2022/297	Mr. PANKAJ BHARTI
155	Registration (Individual)	RC/HARERA/GGM/1928/1523/2022/296	Mr. DEEPAK AHLAWAT
156	Registration (Individual)	RC/HARERA/GGM/1927/1522/2022/295	Mr. RAJESH CHAUDHARY
157	Registration (Individual)	RC/HARERA/GGM/1926/1521/2022/294	Mr. DEEPAK DAHIYA
158	Registration (Individual)	RC/HARERA/GGM/1925/1520/2022/293	Mr. DHIRAJ JAIN
159	Registration (Individual)	RC/HARERA/GGM/1924/1519/2022/292	Mr. VIRENDER KUMAR
160	Registration (Partnership)	RC/HARERA/GGM/1923/1518/2022/291	M/s. EMPIRE MAKERS CONSULTING
161	Registration (Partnership)	RC/HARERA/GGM/1922/1517/2022/290	M/s. REGCIUM LLP
162	Registration (Individual)	RC/HARERA/GGM/1921/1516/2022/289	Mr. SUKHBIR SINGH
163	Registration (Individual)	RC/HARERA/GGM/1920/1515/2022/288	Mr. SAMEER SINGH
164	Registration (Individual)	RC/HARERA/GGM/1919/1514/2022/287	Mr. BHUPENDRA SINGH
165	Registration (Individual)	RC/HARERA/GGM/1918/1513/2022/286	Mr. ASEEM KALIA
166	Registration (Individual)	RC/HARERA/GGM/1917/1512/2022/285	Mr. VIJAY BOKEN
167	Registration (Individual)	RC/HARERA/GGM/1916/1511/2022/284	Mr. Ashok Narang
168	Registration (Individual)	RC/HARERA/GGM/1915/1510/2022/283	Mr. KRISHAN KUMAR
169	Registration (Individual)	RC/HARERA/GGM/1914/1509/2022/282	Mr. HARI PARKASH VASHISTA
170	Registration (Individual)	RC/HARERA/GGM/1913/1508/2022/281	Mr. VIVEK JINDAL
171	Registration (Individual)	RC/HARERA/GGM/1912/1507/2022/280	Mr. PRAVEEN BARANWAL
172	Registration (Individual)	RC/HARERA/GGM/1911/1506/2022/279	Mr. Tanuj GUPTA
173	Registration (Individual)	RC/HARERA/GGM/1910/1505/2022/278	Mr. AMAN SAHNI
174	Registration (Individual)	RC/HARERA/GGM/1909/1504/2022/277	Mr. SHUBHAM SHARMA
175	Registration (Individual)	RC/HARERA/GGM/1908/1503/2022/276	Mr. NAVIN KUMAR JAIN
176	Registration (Individual)	RC/HARERA/GGM/1907/1502/2022/275	Mr. AJAY ViR

177	Registration (Individual)	RC/HARERA/GGM/1906/1501/2022/274	Mr. VIKRAM DAHIYA
178	Registration (Individual)	RC/HARERA/GGM/1905/1500/2022/273	Mr. AMIT KAPOOR
179	Registration (Individual)	RC/HARERA/GGM/1904/1499/2022/272	Mr. Karan Chawla
180	Registration (Individual)	RC/HARERA/GGM/1903/1498/2022/271	Mr. ASHISH JULIAN EMANUEL
181	Registration (Individual)	RC/HARERA/GGM/1902/1497/2022/270	Mr. RAJESH KUMAR
182	Registration (Individual)	RC/HARERA/GGM/1901/1496/2022/269	Mr. GAGANDEEP TANEJA
183	Registration (Individual)	RC/HARERA/GGM/1900/1495/2022/268	Mr. NARESH KUMAR RUSTOGI
184	Registration (Partnership)	RC/HARERA/GGM/1899/1494/2022/267	M/s. BOOK MY PROPERTY LLP
185	Registration (Proprietorship)	RC/HARERA/GGM/1898/1493/2022/266	M/s. Trackk Realtors
186	Registration (Partnership)	RC/HARERA/GGM/1897/1492/2022/265	M/s. Gandhi Properties
187	Registration (Individual)	RC/HARERA/GGM/1896/1491/2022/264	Mr. KARMVIR SINGH
188	Registration (Individual)	RC/HARERA/GGM/1895/1490/2022/263	Mr. Narpender Dhankhar
189	Registration (Individual)	RC/HARERA/GGM/1894/1489/2022/262	Mr. ABHISHEK JAIN
190	Registration (Company)	RC/HARERA/GGM/1893/1488/2022/261	M/s. M/s. Saransh Realtors India Private Limited
191	Registration (Individual)	RC/HARERA/GGM/1892/1487/2022/260	Mr. NAVEEN KUMAR
192	Registration (Individual)	RC/HARERA/GGM/1891/1486/2022/259	Mr. RISHI GOEL
193	Registration (Individual)	RC/HARERA/GGM/1890/1485/2022/258	Mr. RAJAT AGGARWAL
194	Registration (Individual)	RC/HARERA/GGM/1889/1484/2022/257	Ms. PAYAL TANEJA
195	Registration (Individual)	RC/HARERA/GGM/1888/1483/2022/256	Mr. MANREET SINGH
196	Registration (Individual)	RC/HARERA/GGM/1887/1482/2022/255	Mr. RAKESH CHOWDHRY
197	Registration (Individual)	RC/HARERA/GGM/1886/1481/2022/254	Mr. NEERAJ BHARDWAJ
198	Registration (Company)	RC/HARERA/GGM/1885/1480/2022/253	M/s. Anaheeta Homes Private Limited
199	Registration (Company)	RC/HARERA/GGM/1884/1479/2022/252	M/s. CAPITAL BOOK INFRA PRIVATE LIMITED

200	Registration (Individual)	RC/HARERA/GGM/1883/1478/2022/251	Mr. PANKAJ BAWEJA
201	Registration (Individual)	RC/HARERA/GGM/1882/1477/2022/250	Mr. Sachin Kumar Goyal
202	Registration (Partnership)	RC/HARERA/GGM/1881/1476/2022/249	M/s. DEAL REALTORS
203	Registration (Individual)	RC/HARERA/GGM/1880/1475/2022/248	Mr. KARAN GUPTA
204	Registration (Individual)	RC/HARERA/GGM/1879/1474/2022/247	Mr. PRASHANT GUMBER
205	Registration (Individual)	RC/HARERA/GGM/1878/1473/2022/246	Mr. DEEPAK SETHI
206	Registration (Individual)	RC/HARERA/GGM/1877/1472/2022/245	Mr. Simarjit Singh Lall
207	Registration (Individual)	RC/HARERA/GGM/1876/1471/2022/244	Mr. UDIT AGGARWAL
208	Registration (Individual)	RC/HARERA/GGM/1875/1470/2022/243	Mr. MRINAL CHUGH
209	Registration (Individual)	RC/HARERA/GGM/1874/1469/2022/242	Mr. JAIVEER SINGH
210	Registration (Individual)	RC/HARERA/GGM/1873/1468/2022/241	Mr. AKSHAY MANOCHA
211	Registration (Individual)	RC/HARERA/GGM/1872/1467/2022/240	Mr. ANAND VERMA
212	Registration (Individual)	RC/HARERA/GGM/1871/1466/2022/239	Mr. SAHILL SINGH YADAV
213	Registration (Company)	RC/HARERA/GGM/1870/1465/2022/238	M/s. DROOM2R DEVELOPERS PRIVATE LIMITED
214	Registration (Individual)	RC/HARERA/GGM/1869/1464/2022/237	Mr. MANIK KAPUR
215	Registration (Individual)	RC/HARERA/GGM/1868/1463/2022/236	Mr. PARMOD
216	Registration (Individual)	RC/HARERA/GGM/1867/1462/2022/235	Mr. AVINASH TIWARI
217	Registration (Individual)	RC/HARERA/GGM/1866/1461/2022/234	Mr. RAHUL MALIK
218	Registration (Individual)	RC/HARERA/GGM/1865/1460/2022/233	Mr. NAVEEN SAHNI
219	Registration (Individual)	RC/HARERA/GGM/1864/1459/2022/232	Mr. HEMANT
220	Registration (Proprietorship)	RC/HARERA/GGM/1863/1458/2022/231	M/s. BHOOMIMANTRA INFRASTRUCTURES
221	Registration (Individual)	RC/HARERA/GGM/1862/1457/2022/230	Mr. SANJAY GOYAL
222	Registration (Individual)	RC/HARERA/GGM/1861/1456/2022/229	Mr. Altaf Hussain

223	Registration (Individual)	RC/HARERA/GGM/1860/1455/2022/228	Mr. VINOD KUMAR
224	Registration (Individual)	RC/HARERA/GGM/1859/1454/2022/227	Mr. MANISH SINGH
225	Registration (Individual)	RC/HARERA/GGM/1858/1453/2022/226	Mr. SACHIV KUMAR
226	Registration (Individual)	RC/HARERA/GGM/1857/1452/2022/225	Mr. DARSINGH CHOUDHARY
227	Registration (Individual)	RC/HARERA/GGM/1856/1451/2022/224	Mr. DEVENDER KUMAR NAGGER
228	Registration (Individual)	RC/HARERA/GGM/1855/1450/2022/223	Mr. SIDDHARTH TANEJA
229	Registration (Individual)	RC/HARERA/GGM/1854/1449/2022/222	Mr. SANJAY BANSAL
230	Registration (Company)	RC/HARERA/GGM/1853/1448/2022/221	M/s. AGARWAL REALTORS & BUILDERS PRIVATE LIMITED
231	Registration (Individual)	RC/HARERA/GGM/1852/1447/2022/220	Ms. NIYATI ARORA
232	Registration (Individual)	RC/HARERA/GGM/1851/1446/2022/219	Mr. Rahul Yadav
233	Registration (Proprietorship)	RC/HARERA/GGM/1850/1445/2022/218	M/s. PRIMA & COMPANY
234	Registration (Individual)	RC/HARERA/GGM/1849/1444/2022/217	Ms. Gayatri Devi
235	Registration (Individual)	RC/HARERA/GGM/1848/1443/2022/216	Mr. LOVEPREET SINGH
236	Registration (Individual)	RC/HARERA/GGM/1847/1442/2022/215	Mr. KAMAAL MUSTAFA
237	Registration (Company)	RC/HARERA/GGM/1846/1441/2022/214	M/s. LOHMOD HOUSING PVT. LTD.
238	Registration (Individual)	RC/HARERA/GGM/1845/1440/2022/213	Mr. MAHESH KUMAR KOHLI
239	Registration (Partnership)	RC/HARERA/GGM/1844/1439/2022/212	M/s. PLANET LANDBASE LLP
240	Registration (Individual)	RC/HARERA/GGM/1843/1438/2022/211	Mr. VIJAY LAXMI AHUJA
241	Registration (Individual)	RC/HARERA/GGM/1842/1437/2022/210	Mr. RAJEEV GUPTA
242	Registration (Individual)	RC/HARERA/GGM/1841/1436/2022/209	Mr. MOHEET BAMBI
243	Registration (Partnership)	RC/HARERA/GGM/1840/1435/2022/208	M/s. MAAK PROPSHOP LLP
244	Registration (Individual)	RC/HARERA/GGM/1839/1434/2022/207	Mr. ANKUSH SAPRA
245	Registration (Individual)	RC/HARERA/GGM/1838/1433/2022/206	Mr. JATIN ROHRA

246	Registration (Individual)	RC/HARERA/GGM/1837/1432/2022/205	Ms. Nivedita Kapoor
247	Registration (Individual)	RC/HARERA/GGM/1836/1431/2022/204	Mr. NEERAJ BATRA
248	Registration (Company)	RC/HARERA/GGM/1835/1430/2022/203	M/s. SPATIAL SOLUTION REALTORS PRIVATE LIMITED
249	Registration (Individual)	RC/HARERA/GGM/1834/1429/2022/202	Mr. CHETAN PARKASH
250	Registration (Individual)	RC/HARERA/GGM/1833/1428/2022/201	Mr. Vinay Kumar Dahiya
251	Registration (Individual)	RC/HARERA/GGM/1832/1427/2022/200	Mr. GAUTAM MISHRA
252	Registration (Individual)	RC/HARERA/GGM/1831/1426/2022/199	Mr. MONIKA AHLUWALIA
253	Registration (Individual)	RC/HARERA/GGM/1830/1425/2022/198	Mr. SHUBHAM MARWAHA
254	Registration (Individual)	RC/HARERA/GGM/1829/1424/2022/197	Mr. SANJAY KUMAR
255	Registration (Individual)	RC/HARERA/GGM/1828/1423/2022/196	Mr. YOGENDRA KUMAR
256	Registration (Individual)	RC/HARERA/GGM/1827/1422/2022/195	Mr. SREELA SELVARATNAM
257	Registration (Individual)	RC/HARERA/GGM/1826/1421/2022/194	Mr. ROHIT TANWAR
258	Registration (Partnership)	RC/HARERA/GGM/1825/1420/2022/193	M/s. True Friends GK Realtors LLP
259	Registration (Individual)	RC/HARERA/GGM/1824/1419/2022/192	Mr. UMESH ARORA
260	Registration (Individual)	RC/HARERA/GGM/1823/1418/2022/191	Mr. RAJAT ARORA
261	Registration (Company)	RC/HARERA/GGM/1822/1417/2022/190	M/s. WEINVEST INFRACORP PRIVATE LIMITED
262	Registration (Individual)	RC/HARERA/GGM/1821/1416/2022/189	Mr. DHARAMBIR
263	Registration (Company)	RC/HARERA/GGM/1820/1415/2022/188	M/s. PROPCRUISE LANDBASE PRIVATE LIMITED
264	Registration (Individual)	RC/HARERA/GGM/1819/1414/2022/187	Mr. CHAMAN PANGHAL
265	Registration (Individual)	RC/HARERA/GGM/1818/1413/2022/186	Mr. JAIPAL SINGH TANWAR
266	Registration (Individual)	RC/HARERA/GGM/1817/1412/2022/185	Mr. TARUN
267	Registration (Individual)	RC/HARERA/GGM/1816/1411/2022/184	Mr. KAMAL KHURANA
268	Registration (Individual)	RC/HARERA/GGM/1815/1410/2022/183	Mr. SUMIT THAKRAN

269	Registration (Individual)	RC/HARERA/GGM/1814/1409/2022/182	Mr. PALHAV GUPTA
270	Registration (Company)	RC/HARERA/GGM/1813/1408/2022/181	M/s. INFRAMANTRA INDIA PVT LTD
271	Registration (Individual)	RC/HARERA/GGM/1812/1407/2022/180	Mr. SUSHANT KUMAR
272	Registration (Individual)	RC/HARERA/GGM/1811/1406/2022/179	Mr. HEMANT SACHDEVA
273	Registration (Individual)	RC/HARERA/GGM/1810/1405/2022/178	Ms. NEHA VAIBHAV AGARWAL
274	Registration (Individual)	RC/HARERA/GGM/1809/1404/2022/177	Mr. Rishant Chauhan
275	Registration (Individual)	RC/HARERA/GGM/1808/1403/2022/176	Mr. KAPIL DEV SHARMA
276	Registration (Individual)	RC/HARERA/GGM/1807/1402/2022/175	Mr. Bhuvan Kapoor
277	Registration (Individual)	RC/HARERA/GGM/1806/1401/2022/174	Mr. SAURABH GUPTA
278	Registration (Individual)	RC/HARERA/GGM/1805/1400/2022/173	Mr. ROHIT VASHIST
279	Registration (Individual)	RC/HARERA/GGM/1804/1399/2022/172	Mr. SACHIN WADHWA
280	Registration (Partnership)	RC/HARERA/GGM/1803/1398/2022/171	M/s. REALOGICS HOUSING AND INVESTMENTS
281	Registration (Individual)	RC/HARERA/GGM/1802/1397/2022/170	Mr. AMIT JAISWAL
282	Registration (Individual)	RC/HARERA/GGM/1801/1396/2022/169	Ms. RITU SINGH
283	Registration (Individual)	RC/HARERA/GGM/1800/1395/2022/168	Mr. BHUPENDER PAL
284	Registration (Individual)	RC/HARERA/GGM/1799/1394/2022/167	Mr. JITESH YADAV
285	Registration (Company)	RC/HARERA/GGM/1797/1392/2022/165	M/s. MANIMADAN VENTURES PVT. LTD.
286	Registration (Individual)	RC/HARERA/GGM/1796/1391/2022/164	Mr. KULDEEP KUMAR SACHDEVA
287	Registration (Individual)	RC/HARERA/GGM/1795/1390/2022/163	Mr. RAHUL KUMAR
288	Registration (Individual)	RC/HARERA/GGM/1794/1389/2022/162	Mr. Gaurav Monga
289	Registration (Individual)	RC/HARERA/GGM/1793/1388/2022/161	Mr. HITESH YADAV
290	Registration (Company)	RC/HARERA/GGM/1792/1387/2022/160	M/s. SEWA HOSPITALITY SERVICES PRIVATE LIMITED
291	Registration (Individual)	RC/HARERA/GGM/1791/1386/2022/159	Mr. ANIL KUMAR TANWAR

292	Registration (Partnership)	RC/HARERA/GGM/1790/1385/2022/158	M/s. AIA LANDBASE
293	Registration (Individual)	RC/HARERA/GGM/1789/1384/2022/157	Mr. RAJESH BHARDWAJ
294	Registration (Individual)	RC/HARERA/GGM/1788/1383/2022/156	Mr. RUPENDER YADAV
295	Registration (Individual)	RC/HARERA/GGM/1787/1382/2022/155	Mr. VINOD JOSHI
296	Registration (Individual)	RC/HARERA/GGM/1786/1381/2022/154	Mr. YAKSHIT YADAV
297	Registration (Company)	RC/HARERA/GGM/1785/1380/2022/153	M/s. M/s. Zero Brokerage Realtech Private Limited
298	Registration (Individual)	RC/HARERA/GGM/1784/1379/2022/152	Mr. Mayank Mohan Sharma
299	Registration (Individual)	RC/HARERA/GGM/1783/1378/2022/151	Mr. HARNEET SINGH
300	Registration (Individual)	RC/HARERA/GGM/1782/1377/2022/150	Mr. PARDEEP KUMAR
301	Registration (Individual)	RC/HARERA/GGM/1781/1376/2022/149	Mr. BASID KHAN
302	Registration (Individual)	RC/HARERA/GGM/1780/1375/2022/148	Mr. NIKKI LOHIA
303	Registration (Individual)	RC/HARERA/GGM/1779/1374/2022/147	Mr. PANKAJ SINGH RATHORE
304	Registration (Individual)	RC/HARERA/GGM/1778/1373/2022/146	Mr. ANIL KUMAR
305	Registration (Individual)	RC/HARERA/GGM/1777/1372/2022/145	Mr. JITENDER VATS
306	Registration (Company)	RC/HARERA/GGM/1776/1371/2022/144	M/s. CATALYZE CAPITAL MANAGEMENT PVT. LTD.
307	Registration (Individual)	RC/HARERA/GGM/1775/1370/2022/143	Mr. SANJEEV KUMAR YADAV
308	Registration (Individual)	RC/HARERA/GGM/1774/1369/2022/142	Mr. AMRITPAL SINGH
309	Registration (Partnership)	RC/HARERA/GGM/1773/1368/2022/141	M/s. JAI GURUJI ASSEST DEALS LLP
310	Registration (Individual)	RC/HARERA/GGM/1772/1367/2022/140	Ms. DEEPSHIKHA
311	Registration (Individual)	RC/HARERA/GGM/1771/1366/2022/139	Mr. SAURABH JAIN
312	Registration (Company)	RC/HARERA/GGM/1770/1365/2022/138	M/s. M/S ELITE PRO INFRA PRIVATE LIMITED
313	Registration (Individual)	RC/HARERA/GGM/1769/1364/2022/137	Mr. PARDEEP MALIK
314	Registration (Individual)	RC/HARERA/GGM/1768/1363/2022/136	Ms. JYOTI SHARMA

315	Registration (Individual)	RC/HARERA/GGM/1767/1362/2022/135	Mr. DEEPAK SHARMA
316	Registration (Individual)	RC/HARERA/GGM/1766/1361/2022/134	Mr. ARUN BANSAL
317	Registration (Partnership)	RC/HARERA/GGM/1765/1360/2022/133	M/s. NAISHA NAVISHA INFRA LLP
318	Registration (Partnership)	RC/HARERA/GGM/1764/1359/2022/132	M/s. CAPITALBOON CONSULTING
319	Registration (Individual)	RC/HARERA/GGM/1763/1358/2022/131	Mr. JITENDER KUMAR
320	Registration (Company)	RC/HARERA/GGM/1762/1357/2022/130	M/s. BRICKTHEORIES INDIA PRIVATE LIMITED
321	Registration (Individual)	RC/HARERA/GGM/1761/1356/2022/129	Mr. DIPIKA
322	Registration (Company)	RC/HARERA/GGM/1760/1355/2022/128	M/s. GURGAON ONE REALTY PRIVATE LIMITED
323	Registration (Individual)	RC/HARERA/GGM/1759/1354/2022/127	Mr. SABAH ANWAR
324	Registration (Company)	RC/HARERA/GGM/1758/1353/2022/126	M/s. PYNEST CONSULTANTS PVT. LTD.
325	Registration (Individual)	RC/HARERA/GGM/1757/1352/2022/125	Mr. JEEWAN SHARMA
326	Registration (Individual)	RC/HARERA/GGM/1756/1351/2022/124	Mr. ABHISHEK ARORA
327	Registration (Individual)	RC/HARERA/GGM/1755/1350/2022/123	Mr. YADAV AJAY
328	Registration (Company)	RC/HARERA/GGM/1754/1349/2022/122	M/s. Maxim Land Base Pvt. Ltd.
329	Registration (Individual)	RC/HARERA/GGM/1753/1348/2022/121	Mr. PRATEEK GUPTA
330	Registration (Individual)	RC/HARERA/GGM/1752/1347/2022/120	Mr. KAMAL VIKAL
331	Registration (Individual)	RC/HARERA/GGM/1751/1346/2022/119	Mr. SANJIV SETHI
332	Registration (Individual)	RC/HARERA/GGM/1750/1345/2022/118	Mr. AMIT POONIA
333	Registration (Individual)	RC/HARERA/GGM/1749/1344/2022/117	Mr. MANUJ GULATI
334	Registration (Partnership)	RC/HARERA/GGM/1748/1343/2022/116	M/s. A AGARWAL & COMPANY
335	Registration (Company)	RC/HARERA/GGM/1747/1342/2022/115	M/s. SKJ LANDBASE PVT. LTD.
336	Registration (Individual)	RC/HARERA/GGM/1746/1341/2022/114	Mr. Ervinder Singh
337	Registration (Individual)	RC/HARERA/GGM/1745/1340/2022/113	Mr. KAUSHAL

338	Registration (Individual)	RC/HARERA/GGM/1744/1339/2022/112	Mr. Naman Gulati
339	Registration (Company)	RC/HARERA/GGM/1743/1338/2022/111	M/s. REALTY SMARTZ PRIVATE LIMITED
340	Registration (Individual)	RC/HARERA/GGM/1742/1337/2022/110	Mr. GOPAL MAHESHWARI
341	Registration (Individual)	RC/HARERA/GGM/1741/1336/2022/109	Mr. SUMIT SAHIL
342	Registration (Individual)	RC/HARERA/GGM/1740/1335/2022/108	Mr. NEERAJ GUPTA
343	Registration (Individual)	RC/HARERA/GGM/1739/1334/2022/107	Mr. JAI PAL SHARMA
344	Registration (Company)	RC/HARERA/GGM/1738/1333/2022/106	M/s. URBANPLUS INFRABUILD PRIVATE LIMITED
345	Registration (Individual)	RC/HARERA/GGM/1737/1332/2022/105	Ms. Sakshi
346	Registration (Individual)	RC/HARERA/GGM/1736/1331/2022/104	Mr. Amit Yadav
347	Registration (Individual)	RC/HARERA/GGM/1735/1330/2022/103	Ms. SANGEETA DAGAR
348	Registration (Individual)	RC/HARERA/GGM/1734/1329/2022/102	Mr. AJMER SINGH
349	Registration (Individual)	RC/HARERA/GGM/1733/1328/2022/101	Mr. Opinder Pal Yadav
350	Registration (Individual)	RC/HARERA/GGM/1732/1327/2022/100	Mr. SATYAVART
351	Registration (Individual)	RC/HARERA/GGM/1731/1326/2022/99	Mr. SUNIL DUTT SHARMA
352	Registration (Company)	RC/HARERA/GGM/1730/1325/2022/98	M/s. ASCENT INFRA PRIVATE LIMITED
353	Registration (Individual)	RC/HARERA/GGM/1729/1324/2022/97	Mr. Mukesh Sharma
354	Registration (Individual)	RC/HARERA/GGM/1728/1323/2022/96	Mr. Sumit Singh Arya
355	Registration (Individual)	RC/HARERA/GGM/1727/1322/2022/95	Mr. MANISH RANA
356	Registration (Individual)	RC/HARERA/GGM/1726/1321/2022/94	Mr. VISHESH JAIN
357	Registration (Individual)	RC/HARERA/GGM/1725/1320/2022/93	Mr. SAURABH MARWAH
358	Registration (Company)	RC/HARERA/GGM/1724/1319/2022/92	M/s. Bizz Realty Pvt Ltd
359	Registration (Individual)	RC/HARERA/GGM/1723/1318/2022/91	Mr. SACHIN KUMAR SHARMA
360	Registration (Individual)	RC/HARERA/GGM/1722/1317/2022/90	Mr. DEVANAND KUMAR

361	Registration (Individual)	RC/HARERA/GGM/1721/1316/2022/89	Mr. RAGHAV SAINI
362	Registration (Company)	RC/HARERA/GGM/1720/1315/2022/88	M/s. Save Max Real Estate Brokerage Pvt Ltd
363	Registration (Individual)	RC/HARERA/GGM/1719/1314/2022/87	Mr. VIKAS RANA
364	Registration (Individual)	RC/HARERA/GGM/1718/1313/2022/86	Mr. JAI PARKASH
365	Registration (Individual)	RC/HARERA/GGM/1717/1312/2022/85	Mr. KAMLESH CHANDER JAIN
366	Registration (Individual)	RC/HARERA/GGM/1716/1311/2022/84	Mr. BIR SINGH
367	Registration (Individual)	RC/HARERA/GGM/1715/1310/2022/83	Mr. RAJENDER SINGH
368	Registration (Individual)	RC/HARERA/GGM/1714/1309/2022/82	Mr. PRATEEK LOHIA
369	Registration (Individual)	RC/HARERA/GGM/1713/1308/2022/81	Mr. Mahavir Singh Tanwar
370	Registration (Individual)	RC/HARERA/GGM/1712/1307/2022/80	Mr. PARAS SAINI
371	Registration (Individual)	RC/HARERA/GGM/1711/1306/2022/79	Mr. MUKESH YADAV
372	Registration (Individual)	RC/HARERA/GGM/1710/1305/2022/78	Mr. ANKUR DHINGRA
373	Registration (Individual)	RC/HARERA/GGM/1709/1304/2022/77	Mr. NARAIN PARKASH
374	Registration (Individual)	RC/HARERA/GGM/1708/1303/2022/76	Mr. ARUN KUMAR
375	Registration (Individual)	RC/HARERA/GGM/1707/1302/2022/75	Mr. SUPRANEET KHANNA
376	Registration (Individual)	RC/HARERA/GGM/1706/1301/2022/74	Mr. DEEPAK SHARMA
377	Registration (Individual)	RC/HARERA/GGM/1705/1300/2022/73	Mr. DHEERAJ CHAWLA
378	Registration (Company)	RC/HARERA/GGM/1704/1299/2022/72	M/s. LUXUNA PRIVATE LIMITED
379	Registration (Individual)	RC/HARERA/GGM/1703/1298/2022/71	Ms. SHIRIN JOHN
380	Registration (Individual)	RC/HARERA/GGM/1702/1297/2022/70	Ms. RANDEEP KAUR CHADHA
381	Registration (Individual)	RC/HARERA/GGM/1701/1296/2022/69	Mr. DINESH GARG
382	Registration (Individual)	RC/HARERA/GGM/1700/1295/2022/68	Mr. NITIN YADAV
383	Registration (Individual)	RC/HARERA/GGM/1699/1294/2022/67	Mr. ANAND SHARMA

384	Registration (Individual)	RC/HARERA/GGM/1698/1293/2022/66	Mr. VINAY RISHI
385	Registration (Individual)	RC/HARERA/GGM/1697/1292/2022/65	Mr. VINEET KEJRIWAL (cancelled due to forgery in documents)
386	Registration (Individual)	RC/HARERA/GGM/1696/1291/2022/64	Mr. KESHAV KUMAR
387	Registration (Individual)	RC/HARERA/GGM/1695/1290/2022/63	Mr. KAPIL NAGPAL

**RENEWALS GRANTED BY THE AUTHORITY DURING THE YEAR 2022-2023**

S NO.	Type	Extension number	Name of the agent/company/partnership/Firm
1	Extension (Proprietorship)	/Ext1/2023/70	M/s. MEGA REALTY
2	Extension (Partnership)	GGM/201/2017/IR/356/Ext1/2023/69	M/s. 3CA Assets LLP
3	Extension (Proprietorship)	/Ext1/2023/68	M/s. CAPITAL PROPERTIES & CONSTRUCTION
4	Extension (Proprietorship)	39 OF 2018 PKL/Ext1/2023/67	M/s. CRUST PROPMART
5	Extension (Proprietorship)	/Ext1/2023/66	M/s. RIGHT SOLUTIONS
6	Extension (Proprietorship)	GGM/229/2017/IR/414/Ext1/2023/65	M/s. CENSUS CONSULTANT
7	Extension (Company)	GGM/13/2017/IR/13/Ext1/2023/64	M/s. PNP PROBUILD PVT LTD
8	Extension (Proprietorship)	GGM/161/2017/IR/259/Ext1/2023/63	M/s. CITI ESTATES
9	Extension (Proprietorship)	GGM/153/2017/IR/246/Ext1/2023/62	M/s. SANJAY PROPERTIES
10	Extension (Proprietorship)	GGM/162/2017/IR/260/Ext1/2023/61	M/s. SEHGAL ESTATES
11	Extension (Proprietorship)	GGM/297/2017/IR/528/Ext1/2023/60	M/s. AAB REALTY
12	Extension (Proprietorship)	/Ext1/2023/59	M/s. Sanika Real Estate
13	Extension (Individual)	/Ext1/2023/58	Mr. Abhishek Purohit
14	Extension (Individual)	/Ext1/2023/57	Mr. KARAN GANDHI
15	Extension (Proprietorship)	GGM/374/2018/IR/04/Ext1/2023/56	M/s. TANMAY REALTORS
16	Extension (Proprietorship)	GGM/194/2017/IR/345/Ext1/2023/55	M/s. SHREE KRISHNA PROPERTIES
17	Extension (Individual)	/Ext1/2023/53	Mr. MANOJ PARKASH
18	Extension (Company)	GGM/240/2017/IR/435/Ext1/2023/52	M/s. EARTHLINKS REALTY PRIVATE LIMITED
19	Extension (Proprietorship)	/Ext1/2023/51	M/s. RAINBOW ESTATES
20	Extension (Proprietorship)	GGM/41/2017/IR/44/Ext1/2023/50	M/s. Aadhar Homes

21	Extension (Company)	GGM/142/2017/IR/196/Ext1/2023/49	M/s. Professional Real Estate Pvt Ltd
22	Extension (Proprietorship)	GGM/150/2017/IR/238/Ext1/2023/48	M/s. PMC GLOBAL
23	Extension (Proprietorship)	GGM/368/2017/IR/666/Ext1/2023/47	M/s. PROPERTY PARTNERS INDIA
24	Extension (Proprietorship)	/Ext1/2023/46	M/s. SHIKHAR CHAND ALOK JAIN
25	Extension (Proprietorship)	/Ext1/2023/45	M/s. Shivali Associates
26	Extension (Company)	/Ext1/2023/44	M/s. UNISTAR ESTATES PRIVATE LIMITED
27	Extension (Proprietorship)	/Ext1/2023/43	M/s. KRRISH REALTORS
28	Extension (Proprietorship)	GGM/266/2017/IR/487/Ext1/2023/42	M/s. JUST PLAN SOLUTION
29	Extension (Proprietorship)	/Ext1/2023/41	M/s. NEERAJ & CO
30	Extension (Partnership)	GGM/98/2017/IR/126/Ext1/2023/40	M/s. S V ESTATES
31	Extension (Proprietorship)	GGM/164/2017/IR/262/Ext1/2023/39	M/s. SEHGAL ASSOCIATES
32	Extension (Proprietorship)	GGM/366/2017/IR/664/Ext1/2023/38	M/s. TAYAL ESTATES
33	Extension (Proprietorship)	GGM/23/2017/IR/24/Ext1/2023/37	M/s. A V Estate
34	Extension (Company)	GGM/10/2017/IR/10/Ext1/2023/36	M/s. PSQUAREPROPERTYPOINT PRIVATE LIMITED
35	Extension (Proprietorship)	GGM/324/2017/IR/591/Ext1/2023/35	M/s. SYNERGY REAL ESTATES ADVISORY
36	Extension (Proprietorship)	GGM/145/2017/IR/206/Ext1/2023/34	M/s. Innovative Homotech
37	Extension (Partnership)	GGM/126/2017/IR/174/Ext1/2023/33	M/s. SANJAY NAGPAL ESTATES
38	Extension (Partnership)	GGM/140/2017/IR/194/Ext1/2023/32	M/s. GURGAON REALTORS
39	Extension (Proprietorship)	GGM/78/2017/IR/91/Ext1/2023/31	M/s. AAKRITI PROPERTIES
40	Extension (Proprietorship)	/Ext1/2023/30	M/s. GROUP3 REALTORS
41	Extension (Company)	GGM/196/2017/IR/348/Ext1/2023/29	M/s. VALUEMAX ADVISORS CONSULTING PVT. LTD.
42	Extension (Proprietorship)	GGM/257/2017/IR/474/Ext1/2023/28	M/s. Space Management

43	Extension (Proprietorship)	GGM/208/2017/IR/372/Ext1/2023/27	M/s. THE TRANSACTION POINT
44	Extension (Partnership)	GGM/124/2017/IR/169/Ext1/2023/26	M/s. INVESTATE CAPITAL
45	Extension (Individual)	/Ext1/2023/25	Mr. KUNAL GANDHI
46	Extension (Proprietorship)	/Ext1/2023/24	M/s. REALTY PLATFORM
47	Extension (Individual)	/Ext1/2023/23	Mr. VIKRAM BATRA
48	Extension (Proprietorship)	/Ext1/2023/22	M/s. EXTERNITY HOME EXCHANGE
49	Extension (Proprietorship)	GGM/284/2017/IR/514/Ext1/2023/21	M/s. UNIFIT INDIA
50	Extension (Proprietorship)	GGM/317/2017/IR/570/Ext1/2023/20	M/s. DEV PROPERTY
51	Extension (Proprietorship)	GGM/151/2017/IR/240/Ext1/2023/19	M/s. SPACE CREATORS
52	Extension (Partnership)	GGM/34/2017/IR/37/Ext1/2023/18	M/s. BHARAT HOTELS & INFRASTRUCTURE
53	Extension (Individual)	GGM/186/2017/IR/326/Ext1/2023/17	Mr. BALRAM SINGH
54	Extension (Proprietorship)	GGM/155/2017/IR/249/Ext1/2023/16	M/s. TRANSACTION POINT
55	Extension (Company)	/Ext1/2023/15	M/s. LIVEMAX REALTORS PVT LTD
56	Extension (Proprietorship)	/Ext1/2023/14	M/s. PROPERTY JUNCTION
57	Extension (Proprietorship)	/Ext1/2023/13	M/s. SPACE ON FLOOR
58	Extension (Proprietorship)	GGM/81/2017/IR/94/Ext1/2023/12	M/s. MATHUR ASSOCIATES THE PROPERTY JUNCTION
59	Extension (Proprietorship)	/Ext1/2023/11	M/s. WELCOME HOMES
60	Extension (Proprietorship)	/Ext1/2023/10	M/s. BHARAT ESTATE AGENCY
61	Extension (Proprietorship)	/Ext1/2023/9	M/s. VERMA ASSOCIATES
62	Extension (Company)	GGM/109/2017/IR/141(a) /Ext1/2023/8	M/s. SQUARE YARDS CONSULTING PRIVATE LIMITED
63	Extension (Partnership)	GGM/53/2017/IR/59/Ext1/2023/7	M/s. 360 REALTORS LLP
64	Extension (Company)	GGM/261/2017/IR/480/Ext1/2023/6	M/s. VALUE HOMZ REALTORS PVT LTD

65	Extension (Company)	GGM/85/2017/IR/99/Ext1/2023/5	M/s. Realistic Realtors Private Limited
66	Extension (Individual)	GGM/76/2017/IR/87/Ext1/2023/4	Mr. SHIVENDRA KUMAR MEHTA
67	Extension (Proprietorship)	GGM/39/2017/IR/42/Ext1/2023/3	M/s. SEVEN KONSULT
68	Extension (Company)	GGM/247/2017/IR/448/Ext1/2023/2	M/s. NEEV BUILDTECH PVT. LTD.
69	Extension (Proprietorship)	GGM/103/2017/IR/135/Ext1/2023/1	M/s. DREAMWORLD PROPERTIES
70	Extension (Company)	GGM/82/2017/IR/95/Ext1/2022/53	M/s. Investors Clinic Infratech Limited
71	Extension (Company)	GGM/296/2017/IR/527/Ext1/2022/52	M/s. FORTUNATES REALBUILD PRIVATE LIMITED
72	Extension (Partnership)	GGM/219/2017/IR/398/Ext1/2022/51	M/s. SURESH CHAND JAIN & SONS LLP
73	Extension (Proprietorship)	GGM/293/2017/IR/524/Ext1/2022/50	M/s. JYOTI ENTERPRISES
74	Extension (Company)	GGM/234/2017/IR/422 /Ext1/2022/49	M/s. PVG REALTORS PRIVATE LIMITED
75	Extension (Company)	GGM/143/2017/IR/197/Ext1/2022/48	M/s. HARBANS MAHAJAN REAL ESTATE CONSULTANTS PVT LTD
76	Extension (Company)	GGM/176/2017/IR/286/Ext1/2022/47	M/s. Anarock Property Consultants Private Limited
77	Extension (Company)	GGM/248/2017/IR/449/Ext1/2022/46	M/s. CBRE SOUTH ASIA PRIVATE LIMITED
78	Extension (Company)	GGM/80/2017/IR/93/Ext1/2022/45	M/s. SKN INFRASTRUCTURE PRIVATE LIMITED
79	Extension (Proprietorship)	GGM/96/2017/IR/124/Ext1/2022/44	M/s. REALTY SOLUTIONS
80	Extension (Proprietorship)	GGM/314/2017/IR/566/Ext1/2022/43	M/s. VEENA ESTATE
81	Extension (Company)	GGM/199/2017/IR/353/Ext1/2022/42	M/s. INVESTOR HOME SOLUTIONS PRIVATE LIMITED
82	Extension (Proprietorship)	GGM/258/2017/IR/475/Ext1/2022/41	M/s. SRI INDIA HOMES
83	Extension (Proprietorship)	GGM/268/2017/IR/490/Ext1/2022/40	M/s. MAHALAXMI ASSOCIATES
84	Extension (Proprietorship)	GGM/189/2017/IR/338/Ext1/2022/39	M/s. ANDLAY ESTATES
85	Extension (Proprietorship)	GGM/51/2017/IR/56/Ext1/2022/38	M/s. SETTLERS INDIA
86	Extension (Individual)	GGM/224/2017/IR/405/Ext1/2022/37	Mr. SANDEEP ARORA

87	Extension (Proprietorship)	GGM/213/2017/IR/385/Ext1/2022/36	M/s. Hunting Hut.com
88	Extension (Proprietorship)	GGM/303/2017/IR/536/Ext1/2022/35	M/s. AHIMANSHI PROPERTIES
89	Extension (Company)	GGM/129/2017/IR/178/Ext1/2022/34	M/s. AXIOM LANDBASE PRIVATE LIMITED
90	Extension (Proprietorship)	GGM/110/2017/IR/144/Ext1/2022/33	M/s. JEET ESTATE CONSULTANT
91	Extension (Proprietorship)	GGM/166/2017/IR/264/Ext1/2022/32	M/s. AXIOM PROPERTIES
92	Extension (Proprietorship)	GGM/134/2017/IR/184/Ext1/2022/31	M/s. SURENDRA PROPERTIES
93	Extension (Proprietorship)	GGM/188/2017/IR/332/Ext1/2022/30	M/s. BRICK BY BRICK
94	Extension (Proprietorship)	GGM/88/2017/IR/105/Ext1/2022/29	M/s. AGARWAL REALTORS
95	Extension (Proprietorship)	GGM/141/2017/IR/195/Ext1/2022/28	M/s. IMPERIAL PROPERTIES
96	Extension (Individual)	GGM/265/2017/IR/486/Ext1/2022/27	Mr. VISHWA MOHAN KUMAR SINGH
97	Extension (Company)	GGM/212/2017/IR/377/Ext1/2022/26	M/s. CHAAHAT HOMES INFRATECH PRIVATE LIMITED
98	Extension (Proprietorship)	GGM/33/2017/IR/36/Ext1/2022/25	M/s. NOBLE ESTATES CONSTRUCTION & MERCHANTS
99	Extension (Partnership)	GGM/108/2017/IR/141/Ext1/2022/24	M/s. MILESTONE REALTY
100	Extension (Proprietorship)	GGM/215/2017/IR/388/Ext1/2022/23	M/s. Gold Pillar
101	Extension (Proprietorship)	GGM/73/2017/IR/83/Ext1/2022/22	M/s. SPACE LEAGUE
102	Extension (Company)	GGM/107/2017/IR/140/Ext1/2022/21	M/s. RAJEEV MITTAL ESTATES PVT. LTD.
103	Extension (Company)	GGM/46/2017/IR/51/Ext1/2022/20	M/s. VIRTUE INFRACON PRIVATE LIMITED
104	Extension (Proprietorship)	GGM/105/2017/IR/137/Ext1/2022/19	M/s. HOMESSEEK REALTORS
105	Extension (Proprietorship)	GGM/47/2017/IR/52/Ext1/2022/18	M/s. REAL POINT
106	Extension (Proprietorship)	GGM/216/2017/IR/391/Ext1/2022/17	M/s. TIMES INFRA
107	Extension (Company)	GGM/01/2017/IR/01/Ext1/2022/16	M/s. ELITE LANDBASE PRIVATE LIMITED
108	Extension (Company)	GGM/218/2017/IR/395/Ext1/2022/15	M/s. PROPTIGER MARKETING SERVICES PVT LTD

109	Extension (Proprietorship)	GGM/20/2017/IR/21/Ext1/2022/14	M/s. RELIABLE REALTORS
110	Extension (Proprietorship)	GGM/24/2017/IR/25/Ext1/2022/13	M/s. REALTY APPLICATIONS
111	Extension (Proprietorship)	GGM/66/2017/IR/73/Ext1/2022/12	M/s. Vinayak Properties
112	Extension (Company)	GGM/28/2017/IR/29/Ext1/2022/11	M/s. MEHTA PROMMART PRIVATE LIMITED
113	Extension (Partnership)	GGM/58/2017/IR/64/Ext1/2022/10	M/s. PIYUSH JAIN AND COMPANY
114	Extension (Proprietorship)	GGM/93/2017/IR/119/Ext1/2022/9	M/s. G-VECTOR REALTY
115	Extension (Company)	GGM/128/2017/IR/177/Ext1/2022/8	M/s. PROPZILLA INFRATECH PRIVATE LIMITED
116	Extension (Proprietorship)	GGM/64/2017/IR/70//Ext1/2022/7	M/s. AYUNI ASSOCIATES
117	Extension (Proprietorship)	GGM/57/2017/IR/63//Ext1/2022/6	M/s. PROVIDENT CAPITAL
118	Extension (Proprietorship)	GGM/77/2017/IR/88/Ext1/2022/5	M/s. Radiant Estate
119	Extension (Company)	GGM/03/2017/IR/03/Ext1/2022/4	M/s. SMC REAL ESTATE ADVISORS PRIVATE LIMITED
120	Extension (Proprietorship)	GGM/29/2017/IR/30/Ext1/2022/3	M/s. JLS Propmart
121	Extension (Company)	GGM/61/2017/IR/67/Ext1/2022/2	M/s. NU Realty Group Private Limited
122	Extension (Proprietorship)	GGM/55/2017/IR/61/Ext1/2022/1	M/s. ONS Realtors And Promoters

## ANNEXURE C

If a promoter violates the provisions by failing to register the real estate project under section 3 of the Act, he or she may face a penalty of up to 10% of the projected cost of the real estate project under **Section 59(1)** of the Act. The precise quantum will be determined by the Authority on merits of each case. Furthermore, if the promoter fails to comply with the orders, decisions and requirements elaborated under **Section 59(1)** and remains unregistered despite the order, in that case, he or she may be sentenced to **up to three years in jail** or pay a fine of up to **10% of the projected cost** of the real estate project or both.

A promoter failing to comply with or violates any of the Authority's directives or directions other than those that are mentioned in **Section 3** or **section 4**, will be **fined up to 5% of the projected cost** under **section 61** of the Act.

**Section 63** of the Act states that if a promoter fails to comply with, or contravenes, any of the Authority's instructions or directives, he will be subject to a **Penalty of 5% of the projected cost for each day that the failure persists** of the Authority's determination on the real estate project.

**Section 62 of the Act states penalty for nonregistration and contravention under sections 9 and 10:** If any real estate agent fails to comply with or contravenes the provisions of section 9 or section 10, he shall be liable to a penalty of ten thousand rupees for every day during which such default continues, which may cumulatively extend up to five per cent. of the cost of plot, apartment or building, as the case may be, of the real estate project, for which the sale or purchase has been facilitated as determined by the Authority.

This enables and ensures that only reliable promoters and real estate agents are able to operate in the real estate market. With such legislation in place, buyers can invest in real estate projects that are fully protected and guarded against unfair practices, and in the event of a disagreement, they will be able to resolve the issues quickly and simply.

Sr. No. 3

HARERA Gurugram,				
List of Penalties received and deposit 01.04.2022 to 31.03.2023				
S. no.	Date	Complaint ID	Name of the Penalty giver	Amount
			Opening Balance as on 01.04.2022	40,000.00
467	09.06.2022	RERA-GRG-PROJ-1054-2022	New Look B1 B2 108	50,00,000.00
468	30.06.2022		EDGE Tower A to G, N & O of M/s Ramaprashta Promoter and Developer Pvt. Ltd.	1,00,00,000.00
469	30.06.2022		The Leaf of M/s S.S. Group Pvt. Ltd.	11,00,000.00
470	26.07.2022		Vatika Ltd.	5,00,000.00
				1,66,00,000.00
			Penalties Deposited on dt. 07.09.2022	-1,66,40,000.00
471	07.09.2022	RERA-GRG-1116-2022	Aster Court Premier (Phase-III)	25,00,000.00
472	16.09.2022	352/2017	Imperia Structure Ltd.	10,00,000.00
473	06.10.2022	55/2022	Palm County	1,00,000.00
474	06.10.2022	6046/2019	ILD Millennium Pvt. Ltd.	1,00,000.00
475	11.10.2022	RERA-GRG-4829-2022	ISH Realtors Ltd.	12,00,000.00
476	28.10.2022		Y.B. Builders	10,00,000.00
				59,00,000.00
			Penalties Deposited on dt. 29.11.2022	-59,00,000.00
477	19.12.2022	RERA-GRG-1098-2022	DSS Buildtech Pvt. Ltd. (The Melia)	10,00,000.00
478	22.12.2022	58/2019	Kashish Developer	10,00,000.00
479	27.12.2022	RERA-GRG-2273-2022	Brahma City Pvt. Ltd.	2,50,00,000.00
480	07.01.2023	13/2018	Spaze Tower Pvt. Ltd.	25,00,000.00
481	11.01.2023	RERA-GRG-11025-2022	BPTP Ltd.	25,00,000.00
482	11.01.2023	16/2019	Identity Buildtech Pvt. Ltd.	25,00,000.00
483	16.01.2023	223/2017	Advance Indias Projects Ltd.	25,00,000.00
484	17.01.2023	67/2019	Experion Developers Pvt. Ltd.	10,00,000.00
			Total	3,80,00,000.00
			Penalties Deposited on dt. 25.01.2023	-3,80,00,000.00
485	08.02.2023	GRG PROJ 10/2018	Y.B. Builders Pvt. Ltd.	15,00,000.00
486	23.02.2023	RERA-GRG-1050-2022	MRG Infrabuild LLP	2,50,000.00
487	28.02.2023	RC/REP/HARERA/GGH/333	Citra Properties Ltd.	25,00,000.00
488	28.02.2023	RC/REP/HARERA/GGH/298	Citra Properties Ltd.	25,00,000.00
489	02.03.2023	156/2017	Emaar India Ltd.	25,00,000.00
490	02.03.2023	Reg. No. 316/2017	Clarion Properties Ltd.	25,00,000.00
491	02.03.2023	Reg. No. REP/HARERA/GGM/2018/38 dt. 17.12.2018	Orris Infrastructure Pvt. Ltd.	25,00,000.00
492	09.03.2023		Orris Infrastructure Pvt. Ltd. (Cheque Returned By Bank)	-25,00,000.00
			Total	1,17,50,000.00
493	20.03.2023	Reg. No. REP/HARERA/GGM/2018/38 dt. 17.12.2018	Orris Infrastructure Pvt. Ltd.	25,00,000.00
494	27.03.2023	RERA-GRG-PTOJ-1134-2022	ISHV Realtors Pvt. Ltd.	50,00,000.00
				1,92,50,000.00

## ANNEXURE D

### List of the cases where investigations/enquiries have been conducted by the Authority during the financial year 2022-23.

The authority has conducted the investigations in the following projects based on the complainant or suo moto during the financial year 2022-23 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	48-2021	Emaar MGF Land Ltd	Emerald Estate	Physical status of the project
2	4690-2020	Athena Infrastructure Ltd	Engima	Physical status of the project
3	-	Jasmine Buildmart Pvt Ltd	Provence Estate	Physical status of the project
4	-	Orris Infrastructure Pvt Ltd	Greenopolis	Physical status of the project
5	Project registration case file	Dhoot Infrastructure Projects Ltd	Esplanade Mall	Physical status of the project
6	DTCP License Revoked Case	Mahira Infratech Pvt Ltd.	Mahira Homes	Physical status of the project
7	Non-registration	New Look Builders and Developers Pvt Ltd.	New Look, Ansal Versalia	Physical status of the project
8	-	Raheja Developers Ltd.	Amaltaas Tower, Gulmohar Tower, Palash Tower, Chandan Tower	Physical status of the project
9	-	Raheja Developers Ltd.	Raheja Market 83	Physical status of the project
10	Arete Flat Buyers Association complaint	ILD Pvt Ltd.	ILD Arete	Physical status of the project construction
11		Raheja Developers Ltd.	Raheja Aranya	Physical status of the project

12	Complaint By RWA	Ansal Infrastructure Private Limited	Ansal Esencia, Versalia	Physical status of the project
13	CR/6254/3831/2019	Experion Developers Pvt Ltd.	Experion Heartsong	Multiple issues by the allottees regarding the unit allotted
14	-	Raheja Developers Ltd.	Raheja Aranyacity	Physical status of the project
15	-	Ocean Seven Buildtech Pvt Ltd.	Expressway Tower	Physical status of the project
16	-	Ocean Seven Buildtech Pvt Ltd.	Golf Height	Physical status of the project
17	-	Samyak Projects Pvt. Ltd.	Town Plaza	Physical status of the project construction
18	-	Emaar MGF Land Ltd.	Emerald Plaza	Physical status of the project construction
19	CR/2924/2020	Mahindra Homes Pvt. Ltd.	Mahindra Aura	Seepage and other issues
20	CR/4656/2021	Emaar MGF Land Ltd.	Palm Terraces	PLC issue regarding availability of green area
21	CR/3695/2020	Ashiana Dwellings Pvt Ltd	Ashiana Mulberry	Physical status of the construction of allottee tower and project
22	CR/1411/2022	IREO Grace Realtech Pvt.Ltd.	IREO Corridors	Physical status of the project construction
23	-	Vatika Ltd.	Vatika India Next	Plot enquiry
24	CR/2969,2968, 2967/2022	International Land Developers Pvt. Ltd.	ARETE	Physical status of the project construction
25	Inquiry in complaint	DLF Limited	DLF Ultima	Multiple issues by the allottees regarding the unit allotted
26	CR/2948/2020	Vatika Ltd.	Vatika India Next	Physical status of the project
27	CR/1629/2022	Prime Infrastructure Pvt Ltd.	Habitat	Multiple issues by the allottees regarding the unit allotted

<b>28</b>	CR/3477/2021, CR/3478/2021	ADTV Communication Pvt Ltd.	Aloha	Physical status of the construction of project
<b>29</b>	CR/1501/2019	VSR Infratech Pvt Ltd.	68 Avenue	Physical status of the construction of allottee unit and project
<b>30</b>	Complaint	Satya Developers Pvt Ltd	Satya Developers	Physical status of the project
<b>31</b>	CR/2530/2018	SVR Realtors Pvt Ltd.	Takshila Heights	Physical status of the construction of project
<b>32</b>	CR/3230/2021	Raheja Developers Ltd.	Raheja Maheshwara	Physical status of the construction of project

## ANNEXURE E

**The details of amount received from Haryana Real Estate Appellate Tribunal under section 43 (5) of the RERA Act, 2016 (01.04.2022-31.03.2023) are attached herewith.**

**RERA TRIBUNAL CHANDIGARH**

Previous Amount	5,08,74,146.32
Financial Year 2022-23 Received Amount	55,04,47,490.08
Payment Amount Financial Year 2022-23	24,45,17,267.34

 12/11/24

Accounts officer