

Form 'ARA'

ANNUAL REPORT OF THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM
as per Rule 31 (1)

A. Introduction:

The real estate sector is one of the most globally recognized sectors. In India, real estate is one of the largest employer and is slated to grow at 30 per cent over the next decade. The growth of this sector is well complemented by the growth of the corporate environment and the demand for office space as well as urban and semi-urban accommodations.

With the real estate sector being crowned as a vital part of the country's economy, the malpractices prevailing in the sector cannot be ignored and this is the reason a stringent law to prescribe adequate rules and regulations to combat these practices was long awaited and as they say "necessity is the mother of invention" the Government enacted the Real Estate (Regulation and Development) Act, 2016 (RERA) and finally gave India's real estate sector its first regulator from Monday, May 1, 2016. RERA seeks to infuse legal parameters around real estate practices in order to bring transparency in the real estate transactions and further boost consolidation of the real estate market. This Act has the impact of changing the entire landscape of the real estate sector around the country, including Gurugram, which is said to be the nerve of the real estate sector. The Act is redefining the process of how real estate sales happen in the country and this has not only impacted the developers' community, but all the stakeholders in the sector. Every stakeholder including the Promoter, real estate agent is learning the new ways of operating and getting aligned to the new systems/processes as per the provisions of the RERA Act.

The Real Estate Act makes it mandatory for each state and union territory, to form its own regulator and frame the rules that will govern the functioning of the regulator, pursuant to which The Haryana State Government vide its Notification No. 1/92/2017-1TCP dated 25.11.2017 has constituted two Authorities, one at Gurugram for District Gurugram and second for the rest of the State (other than District Gurugram) at Panchkula. The Gurugram Authority started functioning w.e.f. 05.02.2018 as stop gap arrangement in P.W.D. (B & R) Rest House, Civil Lines, Gurugram. The regular and

permanent office of the Authority is under the process of development and for which several meetings have been held with the representatives of PWD and representatives from other offices to verify land and to bring about clarity in terms of building layout plan, interior designing and fixing of furniture etc. The Hon'ble Chairman of the Authority is keen on providing quality office space for the staff of the Authority.

The Authority in its initial stage is privileged to have the leadership of Dr. K.K. Khandelwal (I.A.S Retd.), one of the most eminent IAS officers in the country. Dr. Khandelwal is known for his long term vision and vast experience in the field of administration and various other spheres. The Government of Haryana appointed Dr. Krishana Kumar Khandelwal as the Chairperson and Sh. Samir Kumar, IAS (Retired) and Shri Subhash Chander Kush (C.T.P. Retd.) as Members in Haryana Real Estate Regulatory Authority, Gurugram with effect from the dates they assumed the charge of their respective posts.

Dr. K.K. Khandelwal, IAS (reted.) joined as the Chairman of the Authority on 05.02.2018, Shri Samir kumar, IAS (Retd.) and Shri Subhash Chander Kush, (C.T.P. Retd.) joined as the Members of the Authority on 29.01.2018 and 02.02.2018 respectively.

The Haryana Real Estate Regulatory Authority, Gurugram in alignment with the Government's model code, aim to create a more equitable and fair transaction between the seller and the buyer of properties. The Authority, since its inception has come up with a prime agenda to make the real estate purchase simpler, by bringing in better accountability and transparency to ensure sale of Plots, Apartments or Buildings in a fair and efficient manner.

Since the past few years Gurugram's dominance in the real estate sector persists due to a number of factors including the availability of quality residential options, continuously improving infrastructure and connectivity to Delhi as well as expansion of civic amenities in and around NH8, Golf Course Road and Dwarka Expressway, all these mileages are only feather to the cap of the Gurugram real estate market. It is further helping to attract significant investments into the segment.

On 05.02.2018 the Haryana Real Estate Regulatory Authority started functioning. HARERA seeks to further accelerate the pace of real estate growth in the Gurugram by



attracting better investment and easing the purchase and sale of Plots, Apartments and Building.

Besides this, an effective legal redressal platform has been set up for redressal of complaints against the deceptive builders/agents by the aggrieved buyers. HARERA has committed to take stringent steps against those if found at fault under its investigation.

This commitment was clearly made evident when the respected Authority comprising Dr. K.K. Khandelwal, Hon'ble Chairman and the members Sh. Samir Kumar and Shri Subhash Chander Kush took a stern decision by imposing a penalty of Rs. 30 lakhs on Krisumi Corporation for violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016, thereby setting an example that Haryana Real Estate Regulatory Authority, Gurugram is not going to abstain itself from taking rigorous decisions, if required.

A study has been conducted by team HARERA to locate the major issues in the real estate sector so that corrective steps may be taken to address them.

Some of the key problems faced by the Consumers and Buyers of Apartments, Plots, Sites and Buildings in The Gurugram are as follows.

1. Long term delays up to 3-5 years, in handing over of units has been common in most of the projects related to Apartments, Sites, buildings in layouts in contravention to the agreement of sale with the home buyers;
2. Decamp and abscond after collecting substantial deposits and funds from the home buyers;
3. Abandon the projects during construction;
4. Modify and change building plans without any information to the consumers;
5. Dishonor some or all the terms and conditions laid and signed by the home buyers and builders in the Sale Agreement/Memorandum of Understanding without any explanation or compensation resulting in not providing the amenities and facilities in the project/individual units;
6. Even though the Sale agreement has clauses for withdrawal or cancellation of the agreement by the home buyers, the builders refuse to adhere to these clauses and refuse to refund the amount invested by the home buyers;



7. Construction homes, flats, apartments on illegally encroached government land/lake beds; etc.
8. Poor quality of project execution;
9. At the time of construction, grossly violate all the approved building plans and sanctioned project plans, deviate from the original plans, and thereby penalize and fail to provide the consumers with Occupancy Certificate and Completion certificates;
10. Obtain illegal permissions from Government controlled bodies to get power, water and other legally required utilities by producing forged documents which will put the consumers in great difficulty after occupying the units.

Agenda of the Haryana Real Estate Regulatory Authority, Gurugram to address these issues as per the provisions of the Haryana Real Estate (Regulation and Development) Act, 2016

1. The Promoters cannot register their proposed duly sanctioned project by the Local Authorities/Planning Authorities under RERA without obtaining a Commencement Certificate of the project from the sanctioning authority.
2. The Promoters cannot advertise or sell the units of the proposed project before Registering with the Haryana Real Estate Regulatory Authority, Gurugram.
3. The Promoters must ensure completion of the project before the completion date mentioned in the Agreement and hand over the project to the home buyers, in case of delay, the promoters are required to pay the agreed upon fair compensation to the purchasers of the units, for the period of delay.
4. Once the website of the Authority becomes functional, a separate webpage shall be created, and the promoter shall be allotted a unique id and password in which he will have to enter the details of the project in different intervals of time.
5. The Haryana Real Estate Regulatory Authority, Gurugram also provides an effective resolution mechanism for resolving disputes between home buyers and promoters, the appointment of Adjudication Officers for adjudging

compensation and interests shall be made and the Appellate Tribunal to hear the complaints shall be constituted at the state level.

6. All disputes are expected to be resolved within a period of 60 days from the day of complaint.

Engagement of staff in the Authority

The posts for the staff to be engaged in the Authority shall be filled by the State Government after the Service rules for the Authority come into force. The sanction for regular staff from the Government may take some time and therefore engaging officials till the Service Rules are framed by the State Government was absolutely essential for the functioning of HARERA, Gurugram. The service rules have been framed and the sanction for regular staff is under process.

Therefore, it was necessary under present circumstances to engage staff on contract basis to cope up with the work of the Authority. Here, it is pertinent to note that since the Authority has started functioning a large number of applications in the matters of registration of real estate projects, real estate agents and the complaints are being received and in order to streamline the course of action of these matters and dispose off the matters at the earliest it was necessary to have a workforce engaged on contractual basis.

At present staff in the Authority is engaged on contract basis to perform various works of the Authority and discharge their responsibilities within the scope of work that is assigned to them.

The staff on contract basis is engaged through the following modes:

- Mode 1** Engaging a person on contract basis who has retired from the State Government or Central Government or any of their Public Sector Undertakings either on nomination basis or through open advertisement;
- Mode 2** On contract basis by way of direct engagement by the Authority;
- Mode 3** Engaging on work contract basis through outsourcing agency.

Mode 4 Engaging services of a professional firm to make available services of experts/professionals/consultants on mutually agreed terms and conditions.

For smooth functioning of the Authority, skillful and proficient staff possessing the capability to complete the assigned tasks in a professional manner within the reasonable time has been engaged as per optimum requirement.

Section 85 of the Real Estate (Regulation and Development) Act, 2016 provides for the power to make regulations by the Authority to carry out the purposes of the Act. In order to adopt procedure with regard to the functioning of the Authority, registration of Projects with the Authority and adjudication of the complaints filed before the Authority, the Haryana Real Estate Regulatory Authority, Gurugram has got notified the following regulations:

REGULATION 1: The Haryana Real Estate Regulatory Authority, Gurugram, (Registration of Projects) Regulations, 2018.

Adopted in Authority meeting: 15.02.2018

Notified in Official Gazette: 16.02.2018

Purpose: These Regulations are meant to establish procedures for filing of the applications for registration of the real estate projects, and for processing the applications and all matters connected therewith or incidental thereto.

REGULATION 2: The Haryana Real Estate Regulatory Authority, Gurugram, (General) Regulations, 2018

Adopted in Authority meeting: 15.02.2018

Notified in Official Gazette: 16.02.2018

Purpose: To establish the procedure of functioning of the Authority and for conduct of the business of the Authority.

REGULATION 3: The Haryana Real Estate Regulatory Authority, Gurugram (Adjudication of Complaints), Regulations, 2018

Adopted in Authority meeting:15.02.2018

Notified in Official Gazette:20.02.2018

Purpose: These Regulations are meant to establish procedures for filing and adjudication of complaints relating to real estate projects, and all matters connected therewith or incidental thereto.

**REGISTRATION OF PROJECTS, REAL ESTATE AGENTS AND COMPLAINTS
TRANSFERRED FROM INTERIM RERA PANCHKULA**





PRESENT STATUS OF REGISTRATION OF PROJECTS, REAL ESTATE AGENTS AND COMPLAINTS WITH THE AUTHORITY

Registration	REGISTRATION OF PROJECTS	REGISTRATION OF REAL ESTATE AGENTS	REGISTRATION OF COMPLAINTS
Interim RERA	268	316	73
Fresh registrations in Gurugram Authority	NIL	83	101

(i) Chairman's statement

"The worst disease in the world today is corruption, and there is a cure; transparency"

Paul David Hewson

It is my honor and privilege to accept the responsibility as the Chairman of the Haryana Real Estate Regulatory Authority, Gurugram. I am happy to present you the First Annual Report of the Haryana Real Estate Regulatory Authority, Gurugram for the financial year 2017-18.

The Indian real estate sector has witnessed transformative reforms in the last few years, the Government has introduced several land mark initiatives to energize and give boost to the real estate sector and the Real Estate (Regulation and Development) Act, 2016 is surely the most significant step in this direction.

Gurugram has been emerging as a pioneer in real estate market of the country involving transactions relating to the purchase and sale of plots, apartments, buildings etc and as any other sector this sector is also bitten by the bugs in the form of fraud promoters/developers who deceive the innocent buyers by undertaking fraudulent transactions and this is where the Real Estate (Regulation and Development) Act, 2016 comes into the frame. RERA is expected to be a game changer for the real estate stakeholders and the wider real estate industry of Gurugram by bringing in accountability and transparency in the real estate transactions. A more regulated market means that the lines of laws and policies will no longer be blurred and for the first time every developer will be on a level playing field that puts the interests of the consumer above everything else.

RERA seeks to focus on overall improvement and quicker pace of registration which will further help recovery in the sector. With the advent of the Haryana Real Estate Regulatory Authority in Gurugram the real estate sector in Gurugram has geared up towards efficient regulation by bringing in more transparency as the registration process with the Authority requires authenticated documents which are duly verified by the Architect, Engineer and Chartered Accountants. Further the Authority is gaining trust of the customers and working towards making the real estate sector more organized.

Over the years, real estate sector has been characterized by myriad unstructured practices which has given a very different perception of the sector to the larger stakeholders of the economy. These practices have led to increase in the number of litigations, marked with worsening customer sentiments. We at HARERA aim to address these unstructured practices and completely change the landscape of real estate sector in the Gurugram, including the way the business transactions are being done.

Like any other major reform, RERA has its own sets of initial challenges, which we are prepared to face. However, everyone including the team at HARERA, is positive about the long-term impact of RERA in the Gurugram District.

The purpose of the establishment of the Haryana Real Estate Regulatory Authority is well known to the stakeholders and is a right step in the direction of improved governance in the real estate sector within the jurisdiction of Gurugram. The Authority will ensure the interests of stakeholders viz. allottees, promoters and agents. It will also adopt a balancing approach towards the Builders and the Allottees.

During a very short span of about two months from my taking over the charge, HARERA, Gurugram has made an unfeigned effort to establish itself as an efficient regulator for the real estate sector. We acknowledge the fact that the Authority has many societal responsibilities, and we have geared ourselves to address issues like the inordinate delays and to ensure delivery of commercial and residential projects on time. In this nascent stage, the Authority is making all its efforts to building trust in the buyers' and developers and to bring clarity and fair practices that would protect the interests of buyers who have been upset over the delays in delivery of residential and commercial properties. The expectations of stakeholders particularly the buyers are at its peak and the authority will leave nothing to chance to meet their expectations and aspirations.

An efficient dispute redressal system has been setup within the Authority and the authority would strive to dispose of complaints within a stipulated period of sixty days provided that all the documentation formalities of the complaints are duly complete.

The impact of Haryana Real Estate Regulatory Authority, Gurugram would be seen in the long run but since its formation the Authority has been successful in creating a dread

among the deceptive Promoters/Developers/Builders. The Authority has identified challenges in its execution, and has a long way to go in making the real estate sector more efficient and transparent.

<p>(ii) Objectives:</p>	<p>The Objective of the Authority is to redress the grievances of every dream home-seekers in time-bound manner and to stop any unfair practices by realtors and to ensure:</p> <p>1. Financial Discipline</p> <p>The Act strives to ensure greater financial discipline in the real estate sector. Some of its provisions are as follows:</p> <ol style="list-style-type: none"> A promoter shall not accept more than ten per cent of the cost of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale. Seventy per cent of the amounts realized for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of
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	<p>construction and the land cost and shall be used only for that purpose.</p> <p>c. Withdrawal from such accounts shall be in proportion to the percentage of completion of the project, which shall be certified by an Engineer, an Architect or a Chartered Accountant in practice.</p> <p>d. Promoter to compensate buyer for any false or incorrect statement with full refund of property cost with interest.</p> <p>e. Project Accounts to be Audited / FY. Copy to be submitted to HARERA.</p> <p>f. Provision for HARERA to freeze project bank account upon non-compliance.</p> <p>g. Provision for stronger financial penalties for HARERA non-compliances</p> <p>2. Transparency</p> <p>The website of the Authority is still under the process of development. Once the website becomes functional it shall drive great transparency in the real estate sector as follows:</p> <p>a. quarterly update of the list of number of covered parking, garages booked;</p>
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	<p>b. quarterly update of the list of approvals taken and the approvals which are pending subsequent to commencement certificate;</p> <p>c. quarterly update of the status of the project</p> <p>d. such other information and documents as may be specified by the regulations made by HARERA.</p> <p>e. The advertisement or prospectus issued or published by the promoter shall mention prominently the website address of HARERA, wherein all details of the registered project have been entered and include the registration number obtained from the Authority</p>
	<p>3. Citizen Centricity</p> <p>a. Citizens shall be able to view, on HARERA website, once it becomes fully functional, all disclosures pertaining to registered projects. This shall enable data driven informed decision making.</p> <p>b. Promoter cannot make any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities etc.</p>

	<p>without the previous consent of at least two-thirds of the allottees, other than the promoter, who have agreed to take apartments in such building.</p> <ol style="list-style-type: none"> 3. providing uniform regulatory environment to ensure speedy adjudication of disputes and orderly growth of the real estate sector. 4. boosting domestic and foreign investment in the Real Estate sector. 5. Promote orderly growth through efficient project execution and standardization 6. Offer single window system of clearance for real estate projects.
<p>(iii) Important achievements</p>	<ol style="list-style-type: none"> a. With the advent of the authority in Gurugram the stakeholders of real estate are now becoming accustomed to the procedures as per the provisions laid down in the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder. b. Various seminars and workshops were organized from time to time



	<p>to train the stakeholders so as to make them aware of the registration and other related matters in order to avoid any sceptism that may arise in the minds of real estate agents, promoters and other stakeholders.</p> <p>c. The authority has setup a help desk in its office and the queries of the complainants and other stakeholders are readily resolved.</p> <p>d. The Hon'ble Chairman of the authority despite of his busy schedule personally met the aggrieved buyers and assured them of every possible aid.</p>
(iv) The year in review:	

a. Land mark Decision: -

The Authority took a landmark decision by imposing penalty of Rs. 30 Lakhs on Krisumi Corporation for violation of section 3 of the Real Estate (Regulation and Development) Act, 2016



b. Legislative work:

c. Outreach programme:

1. On weekly basis, awareness and training to the real estate agents programmes were conducted in the office of the Authority on regular basis. A group of real estate agents were imparted training every week.

2. Grievance redressal camps were organized on every 1st and 3rd Monday of the month for the real estate agents

3. A meeting of promoters/ Developers /Builders/ Contractors organized by Labor Department regarding the building and other construction workers (Regulation of Employment and Conditions of Service) Act, 1996. This opportunity was used by the Authority to make aware the stakeholders about various provisions of the Real Estate (Regulation and Development) Act, 2016.

4. Interactive sessions were organized with the Ph.d Chamber of commerce about the various provisions of the RERA Act.



5. Grievance redressal camps for the allottees were organized once in a month.

6. HARERA, Gurugram has displayed information in office corridors on the Notice Boards (1 Big -20'x6 and small - 4'2.5" in size) providing detailed information for awareness of all the real estate stakeholders viz. promoters/builders/companies/real estate agents and buyers viz. as under:

- a) Which projects come under RERA?
- b) How can a builder be a RERA compliant?
- c) Which information does a builder need to provide under RERA?
- d) How to register a project under RERA?
- e) How will RERA impact insurance cost for construction and land title?
- f) How can brokers/real estate agents become RERA compliant?
- g) When and How should you file a complaint under RERA?

Displayed Boards have further provided information relating to:



- a) Registration
- b) Title representation
- c) Responsibilities of Broker
- d) Insurance against land title and construction of project
- e) Continual disclosure by Promoters
- f) Standardization of sale agreement
- g) How will RERA impact Home Buyers?

(v) Capacity building:

1. Promoters meetings were organized for giving training and creating awareness about the various provisions of the Real Estate (Regulation and Development) Act, 2016 to the Key Management Personnel and officers of the real estate promoter entity.
2. On various law points workshops were organized for the legal representative of the real estate stakeholders. The Authority members attended interactive sessions in the meeting of various forums.



3. Seminar to educate about various provisions of the RERA Act was organized with the representatives of Residents Welfare Association.

4. Seminar regarding expenditure to be met out of 70% ESCROW Fund was organized which was attended by Chartered Accountants, Directors of Promoter Companies, Officers dealing with Finance and Accounts in the Promoter's organizations. Technical conference on various provisions of RERA Act was organized for the Architects, Town Planners and Engineers. This seminar was attended by large number of technical representatives.

No international engagement undertaken by the Authority as yet.

(vi) International engagements:

(vii) Impact on:

(a) Allottees:

- Assurance of timely delivery and interest on delay will be same for promoter and the allottee.
- Assurance of a model sale agreement between promoter and the allottee as finalized by HARERA. The Act prescribes a standard model sale



agreement to be entered into between promoters and home buyers. Typically, promoters insert punitive clauses against home buyers which penalize them for any default while similar defaults by the promoter attracted negligible or no penalty. Such penalty clauses could well be a thing of the past and home buyers can look forward to more balanced agreement in the future.

- Assurance of quality of construction due to a defect liability period of five years.
- Will have access about project plan, layout, government approval, land title status etc.
- Allottee will be able to monitor the progress of project on HARERA website since promoter will be required to make periodic submissions to the regulator regarding the progress of the project.

(b) Promoters:

1. Only the projects launched by scrupulous builders and promoters shall be in existence as the deceptive project launches are drastically coming down as the stakeholders in



the Real Estate Industry in the Gurugram district are studying and analyzing the impact of regulations and policy change and its resultant impact on their business.

2. The registration process under these regulations framed by the Authority requires deposit of voluminous and authentic documents from the Promoters/Developers which will reduce the chances of fraud.
3. The honest developers/builders/promoters that are known for timely delivery of their projects will benefit from this situation as there will be lesser competition for them in the market due to exit of deceptive Promoters/Developers.
4. Many fly-by-night builders, who dupe innocent investors/homebuyers, are getting thrown out of the market and only genuine builders are aimed to sustain.
5. Before the setup of the Authority, Developers would normally circulate money/advance collected from one project to the previously initiated project thereby increasing the chances of defaulting on the new project for which the advance was



collected. However, this is not possible with the provisions in RERA and the Rules and regulations framed thereunder by the Authority.

6. Developers will be required to follow many formalities if they happen to make any changes in the projects post initiation. Proper reporting to the authority is required for any minor changes in the project. This has created short term chaos in the industry but in the long term this will increase the customer confidence in the industry and customers will invest more.

Further the following provisions under the Real Estate (Regulation and Development) Act, 2016 have been provided to impact the promoters in the real estate sector:

- No launch or advertisement before registration with HARERA.
- Promoter will be required to share information about project plan, layout
- government approvals, land title status, sub-contractors etc.



- Timely completion of projects and accountability for timely delivery of the project.
- Promoter have to pay interest rate of two percent/points above SBI's lending rate.
- Promoter to charge for carpet area and cannot charge for super area as built up area.
- Promoter not to use money in another project.
- Promoter to obtain insurance against the title and construction of the projects, proceeds of which shall go to the allottees upon execution of the agreement of sale.
- Promoter required to inform allottees about any minor additions or alterations.
- Promoter to obtain consent of 2/3rd allottees about any addition or alteration.
- Responsibility to ensure quality of construction due to a defect liability period of five years.
- Promoter to facilitate formation of RWA within specified time or three months after majority of units have been sold.



- No publication of advertisement in the newspaper or otherwise of services not intended to be offered.
- Promoter to obtain consent of 2/3rd of allottees for transferring majority rights to the 3rd party.
- Promoter required to get project accounts audited.
- 70% of the fund collected from allottee need to be deposited in the project account. Withdrawals to cover construction and land cost and to be in proportion to the percentage completion of the project and need to be certified by an engineer, architect and CA.
- Non-compliance can lead to freezing project Bank account.
- Interest on delays will be same for promoter and allottee.

(c) Real Estate Agents: The Authority has developed a process of

registration of real estate agent as per the provisions of the Real Estate (Regulation and Development) Act, 2016 which in itself is a first move to recognize and organize the sector of the Real Estate agents and



stipulate their obligations,
considering the

reality that the Real estate sector has the presence of network of unorganized agents who act as an intermediary between builder and the consumers/allottees. The Authority is taking steps to eradicate unauthorized real estate practice of these deceptive agents in Gurugram. Every real estate agent is being granted a unique identification number without which he can't participate either in real estate advertising or real estate selling.

Further the impact on real estate agents is as under:

- No agent can sell any project without obtaining HARERA registration.
- Agent's HARERA registration number needs to be documented in every sale facilitated by him.
- Registration of agent needs to be renewed.
- No agent can sell a project not registered with HARERA.
- No agent can involve in an unfair trade practices.



- Agent is required to maintain books and records.
- Agent not to make an incorrect statement- oral, written, visual.
- Agent needs to facilitate possession of all documents to the allottee at the time of booking.
- Registration number of agent can be revoked or blocked, if any violation is made to the conditions of registration for a specified period of time.

(d) Economy:

Implementation of RERA is likely to boost the GDP of the country. The Indian real estate sector is bound to reach even greater heights in the coming years due to positive demographics and a regulated environment. The real estate sector is projected to spearhead the Indian economy by doubling its GDP contribution by 2025. The economic contribution of the real estate sector is projected to increase significantly during the period from 6.3% in 2016 to almost 13% in 2025. Long term prospects also appear highly positive for the

sector. Not only will this result in an increase in job opportunities, but it will also have a cascading effect on about 250 ancillary industries which are dependent on the real estate industry

B. Registration of promoters and real estate agents under the Act

1. In relation to Promoters:

	Name of Promoter	Address of Promoter	Description of project	Fee paid in Rs.	Registration Number	Date of issue of registration	Date on which registration expires	Date of extension of registration with period of extension	Remarks
1	2	3	4	5	6	7	8	9	10
1	Ansal Properties & Infrastructure	115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi - 110001	Commercial Building by Samyak Projects, Sector- 67, Gurugram	2,47,500/-	Registered No. RC/REP/HARERA/GGM/2018/09	24.07.2018	July 2021	NA	Application received on 08-03-2018.
2	Experion Developers Pvt. Ltd.	F-9, 1st Floor, Manish Plaza-1, plot no.7, MLU, Sector 10, Dwarka, New Delhi-110075	Group housing colony 'The heartsong' Phase-VI comprising 52 Dwelling Units over an area adm. 5964.69 sqm-, sector-108, Gurugram	59,647/-	NA	NA	NA	NA	Application received on 09-03-2018. (under scrutiny)
3	M/s Vipul Limited	Vipul Tech Square, Golf Course Road, Sector 43, Gurugram-122009	Commercial Tower situated in Group Housing Colony- Aarohan Residences in Sector-53, Gurugram for an area	28,06,000/-	No. RC/REP/HARERA/GGM/2018/01	11.04.2018	30.06.2023	NA	Application received on 05-03-2018.



			measuring 40,081.468 Sqmt.						
4	Vikas Parks Pvt. Ltd	E-1, Qutub Hotel Complex, Shahid Jeet Singh Marg, New Delhi- 110016	Group Housing Project Hero Homes, Sector 104, Dwarka Expressway, Gurugram	12,82,400/-	NA	NA	NA	NA	Applicati on received on 07-03- 2018. Thereafte r, returned with direction to file in new format
5	Krisumi Corp. Pvt. Ltd.	3rd Floor, Central Plaza Mall, Golf Course Road, Sector 53, Gurugram HR. 122001	Group housing project, situated in the revenue estate of village Sihi & Harsaru, Sector-36A, Gurugram- Manesar	11,32,532/-	NA	NA	NA	NA	Applicati on received on 08-03- 2018. (under scrutiny)
6	M/s Heritage Max Realtech Pvt. Ltd	K-1, Green Park Main, New Delhi- 110016	Application for registration of group housing project 'elevate' phase-I on land adm. 8.91875 acres, Village Behrampur, Sohna, Sector 59, Gurugram	4,21,383/-	NA	NA	NA	NA	Applicati on received on 04-03- 2018. (under scrutiny)
7	IRW Developers Pvt. Ltd.	UG-6, Westend Mall, Janakpuri, New Delhi	Application for registration of Project 'Maruti Kunj, Pataudi, Sector 1, Gurugram'	2,84,000/-	NA	NA	NA	NA	Applicati on received on 14-03- 2018. (under scrutiny)
8	Rise Consortium India Pvt. Ltd.	Q4/14, DLF City, Phase II, Gurgaon, Haryana	Commercial Building 'Hosanna Plaza', Delhi Alwar road, Civil Lines, Gurgaon, Haryana	60,840/-	NA	NA	NA	NA	Applicati on received on 21-03- 2018. Thereafte r,
9	Dreamhom e Infrastruct ure Pvt. Ltd.	K-1 green park main New Delhi new Delhi 110016	Application for Registration of Real Estate Project situated in Village Kherki Majra, Sector- 102, District Gurugram	65,000/-	NA	24.07.2018	July 2021	NA	Applicati on received on 08-03- 2018.
10	Supertech Ltd.	Supertech House, B-	Araville, Sector 79, Gurugram	5,57,564/-	NA	NA	NA	NA	Applicati on



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

		28-29, Sector- 58, Noida							received on 30-03-2018. (under scrutiny)
11	Emaar MGF Land Ltd.	306-308, Square One, C-2, District Centre, Saket, New Delhi, 110017	Group Housing Colony "Emerald Classic (Tower-P1 & P2), village Maidawas, Sector 65, Gurugram	37,026/-	NA	NA	NA	NA	Application received on 26-03-2018. (under scrutiny)
12	International Land Developers Pvt. Ltd	901, ILD Trade Centre, 9 th Floor, Sector-47, Sohna Road, Gurgaon-122019 (Haryana)	Residential Group Housing project "ILD Greens, Phase-II", Sector 33C, Gurugram,	5,65,000/-	NA	NA	NA	NA	Application received on 30-03-2018. (under scrutiny)
13	DLF Ltd.	3 rd Floor, Arjun Marg, Phase-1, DLF City, Gurugram	Plotted Colony, DLF City Phase- 1, II & III in Sector 24,25, 25a,26,26a,27, 28,42 Gurugram	29,71,000/-	NA	NA	NA	NA	Application received on 31-03-2018. (under scrutiny)
14	Krisiumi Crop. Pvt. Ltd.	Plot no.461, 462, Phase III, Sector 22A, Sector 20, Gurugram, Haryana 122016	Group Housing Colony, Sector-37, Manesar, Gurugram	4,85,371/-	NA	NA	NA	NA	Application received on 31-03-2018. (under scrutiny)
			TOTAL	84,85,875/-					

VIRENDER CHAUDHARY HCS
(SECRETARY)
Haryana Real Estate Regulatory Authority
Gurugram

II. In relation to Real Estate Agents

D.no	Name of the Agent	Address of the Agent	Registration fees paid	Registration No.	Date of issue of Registration Certificate	Date which registration Certificate expires	Date & Period of renewal of Registration Certificate	Remarks
1	2	3	4	5	6	7	8	9
1.	Realsta infratech pvt.ltd.	212, Suncity Business Towers, 2 nd Floor, Sec-54, Golf Course Road, Gurugram, Haryana-122002	2,50,000/-	11	10 th March 2018	9 th March 2023	NA	
2.	Amit Batra	C-31, Park Place, DLF Phase -V Gurgaon	25000/-	15	10 th March 2018	9 th March 2023	NA	
3.	Satish Kumar Dasora	B 1002, Pilot Court Essel Tower, M.G Road, Gurgaon	25000/-	14	10 th March 2018	9 th March 2023	NA	
4.	Tirlok Chand	35, Jacranda Marg, DLF City Phase- II, Gurugram	25000/-	13	3 rd May 2018	2 nd May 2023	NA	
5.	Pramod Kumar Malik	H. No-51, GF, Madhya Marg, DLF Phase-II, Gurugram	25000/-	10	10 th March 2018	9 th March 2023	NA	
6.	Investors clinic realtors	Shop No. 7 1 st Floor, F- Block, Unitech Shopping Plaza Market South City-II, Gurugram	2,50,000/-	86	27 th March 2018	26 th March 2023	NA	
7.	Rajeev Chopra	B-13, Geetanjali Enclave, New Delhi-110017	25000/-	16	10 th March 2018	9 th March 2023	NA	
8.	Ombir Yadav	Village- Bamroli, P.O- Sikandarpur Badha, Gurugram	25000/-	76	10 th March 2018	9 th March 2023	NA	
9.	Akansha Maheshwari	B/11, Lantana Street, Vatika City, Sec-49, Gurgaon	25000/-	7	10 th March 2018	9 th March 2023	NA	
10.	Sat Parkash	Plot No.12, Saraswati Kunj, Sec-54, Golf Course Road Gurgaon	25000/-	124	2 nd May 2018	1 st May 2023	NA	
11.	Ajay Bhatta	C-129, Block C, Near Eye Car Hospital, Sec-26, Noida	25000/-	6	10 th March 2018	1 st 9 th March 2023	NA	

		Gautam Buddha Nagar						
12.	Zen Law Inc.	C-2/388 Pankha Road, New Delhi	25000/-	1	27 th Feb 2018	26 th Feb 2023	NA	Notice for Deficiency fees
13.	Ram Aytar	J-901, Sispal Vihar(AWHO), Sector 49, Gurgaon	25000/-	8	10 th March 2018	9 th March 2023	NA	
14.	Saket Arora	H2 D182, Westend Heights DLF Phase-5, Galleria DLF-IV, Gurgaon	25000/-	92	3 rd April 2018	2 nd April 2023	NA	
15.	Mad fish marine service pvt.ltd.	106, Time Centre, Golf Course Road, Sec-54 Gurugram, Haryana-122002	2,50,000/-	53	10 th March 2018	9 th March 2023	NA	
16.	Mrinal Kapoor	945, Sec- 47, Gurugram, Haryana-122001	25000/-	47	10 th March 2018	9 th March 2023	NA	
17.	Kompetent Consultants	D-273, DLF Park Place, DLF Phase 5, Golf Course Road, Gurgaon	25000/-	39	3 rd May 2018	2 nd May 2023	NA	
18.	Jasmeet Singh budhiraja	M-110, Greater Kailash Part-1 New Delhi 110048	25000/-	58	10 th March 2018	9 th March 2023	NA	
19.	Sanjay Dhamija	E-28, Tagore Garden Extension, New Delhi-110027	25000/-	61	10 th March 2018	9 th March 2023	NA	
20.	Crust propmart pvt ltd	1 st Floor, 25, Block- C, Omaxe Gurgaon Mall, Sec-49, Sohna Road, Gurugram	2,50,000/-	85	22 nd March 2018	21 st March 2023	NA	
21.	Avinash Sharma	15/2 Harmony Homes Sushant Lok 3, Sec-57, Gurugram	25000/-	68	10 th March 2018	9 th March 2023	NA	
22.	Jascon	B-231, Super Mart- 1, DLF City- IV, Gurugram	25000/-	44	10 th March 2018	9 th March 2023	NA	Notice for fees Certificate on Hold
23.	Navin Jain	124/1, Central Avenue, Sainik Farms, New Delhi	25000/-	46	10 th March 2018	9 th March 2023	NA	
24.	Ashwin Jain	124/1, Sainik Farms, Madangir	25000/-	38	10 th March 2018	9 th March 2023	NA	
25.	Taruna Kumar Annand,	GH 05/06 B Orchid	25000/-	66	10 th March 2018	9 th March 2023	NA	



		Gardens, Sun City, Sec-54, Chata (81) Gurgaon Haryana						
26.	Vikash Jain	21/20, Jain Gali Nagor Gate, Hisar Haryana (125001)	25000/-	42	10 th March 2018	9 th March 2023	NA	
27.	Vipin Kapoor	Shop No-S-03, Centari Plaza, Golf Course Road, Gurugram	25000/-	65	10 th March 2018	9 th March 2023	NA	
28.	Eminent Land Enterprises	11 th Floor, Tower B- 4, Spaze, I- Tech Park Sohna Road, Gurugram	25000/-	41	10 th March 2018	9 th March 2023	NA	Notice for fees Certificate on Hold
29.	Geetender Gupta	150, Sector-7A, Faridabad-121006	25000/-	45	10 th March 2018	9 th March 2023	NA	
30.	Sandeep Singh	D-65, Ashok Vihar Phase -2 Gurugram	25000/-	49	10 th March 2018	9 th March 2023	NA	
31.	Abhishek Jain	141, Tower S, Hewo-2 Apartment Sec-56, Gurugram	25000/-	36	10 th March 2018	9 th March 2023	NA	
32.	Prateek Samuel	36/38, Rail Vihar, Sec- 56, Gurugram	25000/-	64	10 th March 2018	9 th March 2023	NA	
33.	Mohit	H. No-131, V.P.O, Dhurana, Beri, Jhajjar	25000/-	73	10 th March 2018	9 th March 2023	NA	
34.	Kunal Gandhi	H.NO.207-C, M.I.G. Green Flats Rajouri Garden, Delhi	25,000/-	75	10 th March 2018	9 th March 2023	NA	
35.	Rohra Builders Pvt.Ltd	Flat No-185, Palam Village, Pocket -1, Sec-9 Dwarka New Delhi	2,50,000/-	70	10 th March 2018	9 th March 2023	NA	
36.	T and T Realty	410- 411, Suncity Success Tower Sec-65, Golf Course Ext. Road, Gurgaon	25000/-	18	12 th Aug 2018	11 th Aug 2023	NA	
37.	Shankey Gupta	1 st Floor, Shop No.3, Rao Mahinder Market Opp. Shikophar More, NH8, Sec-82 A Gurugram	25000/-	72	4 th July 2018	3 rd July 2023	NA	
38.	Mieux Infra	36/38, Rail Vihar Sec-56, Gurugram	25000/-	35	10 th March 2018	9 th March 2023	NA	Notice for fees Certificate on Hold
39.	Parveen Gupta	UGF -115, Sushant	25000/-	71	10 th March 2018	9 th March 2023	NA	



		Vyapar Kendra, Sushant Lok-1, Gurugram					
40.	N.k Jain and Co.	211, Time Tower, 2 nd Floor, Sec-28, MC Road, Gurugram, Haryana- 122002	2,50,000/-	40	10 th March 2018	9 th March 2023	NA
41.	Sachin Narang	A-6, 1 st Floor, Golden Arcade, Ansal Esencia, Golf Course Road Ext. Road, Sec-67, Gurugram, Haryana	25,000/-	43	10 th March 2018	9 th March 2023	NA
2.	Ajay Goel	212-A Qutab Plaza DLF City, Phase-1, Gurugram	25000/-	50	10 th March 2018	9 th March 2023	NA
43.	Raj Kumar Budhiraja	Flat No.404 Tower-23, Sohn Road Orchid Petals Gurgaon, Haryana- 122001	25000/-	69	3 rd May 2018	2 nd May 2023	NA
44.	Valion E Assets pvt. Ltd.	4th floor, Plot No. 127, Sector - 44 Gurugram - 122001	2,50,000/-	52	10 th March 2018	9 th March 2023	NA
45.	Vikram Mahajan	Ground Floor F-59(J), Sushant Lok-2, Extension, Gurgaon	25000/-	138	3 rd May 2018	2 nd May 2023	NA
	Property XPO Service Pvt. Ltd.	Unit 312, 3rd Floor, Paras Trade Center Faridabad Road Gwalpahari Gurgaon	2,50,000/-	51	10 th March 2018	9 th March 2023	NA
47.	Ankur Saini	Flat No- 1401, Tower- A, Pioneer Park Sec-61, Golf Course Extension Road, Gurugram	25,000/-	56	10 th March 2018	9 th March 2023	NA
48.	Urban Dwellers Bp	S- 10, Plot No.5, Malik Plaza, Sec-4, Dwarka New Delhi- 110078	2,50,000/-	59	10 th March 2018	9 th March 2023	NA
49.	Neeraj	H.No. F, 402, coronaoptus,	25000/-	48	10 th March 2018	9 th March 2023	NA

		Sec-37 C, Gurgaon						
50.	Being home Consultants	R 20 B, Block-R, MIG Flats, Dilshad Garden, East Delhi	25000/-	37	3 rd May 2018	2 nd May 2023	NA	
51	Deepak Arora	Plot No-260, Sec-55, Gurugram, Haryana-122001	25000/-	32	10 th March 2018	9 th March 2023	NA	
52	Investor Forum	H.No. 46, Ward No.11, VPO-Ghamraj The Sohna, Gurgaon	25000/-	31	10 th March 2018	9 th March 2023	NA	Notice for deficiency fees & Certificate on hold
53	Geetesh Sasan	G-17/16 DLF City Phase-1, Gurugram	25000/-	96	10 th April 2018	9 th April 2023	NA	
54	Prabh Paul Parmar	1106, Pocket A, Sec-A, Vasant Kunj, New Delhi	25000/-	30	10 th March 2018	9 th March 2023	NA	
55	Narender Kumar Sharma	117,15 th Floor, DLF Qutab Plaza, DLF City Phase -1, Gurugram-122002	25000/-	29	10 th March 2018	9 th March 2023	NA	
56	Rajiv Saluja	S-324, 2 nd Floor Uppal South End, Sohna Road Omaxe Plaza Mall Sec-49 Islampur(97) Gurgaon	25000/-	67	10 th March 2018	9 th March 2023	NA	
57	Manoj Yadav	H-NO-48 Near Choupal, Tildi (167) Gurgaon	25000/-	60	10 th March 2018	9 th March 2023	NA	
58	Gaur Group Realty	Ground Floor, H.No.103, Sushant Shopping Arcade Sushant Lok-1, Gurugram	25000/-	62	10 th March 2018	9 th March 2023	NA	
59	Asset Advisor India	A-179, Ground Floor, Blossom-I Mayfield Garden, Sec47, Gurugram	25000/-	19	10 th March 2018	9 th March 2023	NA	
60	Home Solution and Investments	5F-07, P-block market, 2 nd floor, south city -2, Gurugram	25000/-	34	10 th March 2018	9 th March 2023	NA	Notice for deficiency fees & Certificate on hold
61	Nirmal Properties and Investments	1203-A, Akashdeep Building, 26-A, Barakhamba	2,50,000/-	33	10 th March 2018	9 th March 2023	NA	



		Road, New Delhi -110001						
62	Saurabh Gakhar	H.NO-368, 1 st Floor, Near Community Center, sec -9, Gurgaon	25000/-	20	10 th March 2018	9 th March 2023	NA	
63	Martha Mehwish	c-1123, Sushant Lok-1, C Block, Gurugram	25000/-	21	10 th March 2018	9 th March 2023	NA	
64	Dharam Pal Yadav	vpo- Tajpur Narnaul Mahendragarh Haryana	25000/-	22	10 th March 2018	9 th March 2023	NA	
65	AVEC Realty Pvt.Ltd.	C-61-B, 6 th Floor, Supermart-1, DLF- IV, Gurugram	2,50,000	23	10 th March 2018	9 th March 2023	NA	
66	Chetan Dhawan	1489, C-1 Vasant Kunj, New Delhi-110070	25000/-	27	10 th March 2018	9 th March 2023	NA	
67	Sat Prakash Saini	Plot No-1, SP- SEC28 Gurugram	25000/-	28	10 th March 2018	9 th March 2023	NA	
68	Alok Sharma	Floor, 1 -111, Emerald Hills, Ivory Sector-65, Gurugram	25000/-	24	10 th March 2018	9 th March 2023	NA	
69	A one Properties	403B, 4 th Floor, Unitech Arcadia, South City-II Sector-49, Gurugram	25000/-	26	10 th March 2018	9 th March 2023	NA	
70	Reliable Trading and Real Estate	Plot NO.8, Sec-42, Gurgaon	2,50,000/-	25	10 th March 2018	9 th March 2023	NA	
71	Abhishek Sawhney	Q-5/25, DLF Phase-2, DLF QE Gurgaon	25000/-	90	10 th March 2018	9 th March 2023	NA	
72	Manish Phalswal	Plot NO.1060, Ground Floor, Sec.47, Gurgaon	25000/-	126	2 nd May 2018	1 st May 2023	NA	
73	Satish Kumar	D-051, Raheja Vedas, Sec-108, Gurugram	25000/-	113	16 th April 2018	15 th April 2023	NA	
74	Manish Garg	F12, Sushant Lok-2, Sec-57, Gurugram	25000/-	84	21 st March 2018	20 th March 2023	NA	
75	Sangeet Kumar	. 837, Sec-17A, Defence Colony Gurgaon	25000/-	83	21 st March 2018	20 th March 2023	NA	
76	Yogendra Awasthi	318-319 Kan Chambers, 14/113 Civil	25000/-	209			NA	



		Lines, Kanpur-208001(UP)					
77	Geeta Dua	T-2431, Elahi Buksh Road, Opposite Gali No-8, Naiwala, Karol Bagh, New DELHI	25000/-	114	16 th April 2018	15 th April 2023	NA
78	DGL Real Estates	Sec-64 Golf Course Extension Road Gurgaon	25000/-	300	27 th July 2018	26 th July 2023	NA
79	Saveta	, Plot No-382 Sec-42, Golf Course Road, Gurugram	25000/-	91	3 rd April 2018	2 nd April 2023	NA
80	Jaiment Mudgil	943/5, Gali No.7, Patel Nagar, Gurgaon	25000/-	146	8 th May 2018	7 th May 2023	NA
81	Gaurav B Shah	A-68, Flat No-5, 1 st Floor, Amrit Puri -A Garhi, East of Kaolash, Delhi - 110065	25000/-	79	21 st March 2018	20 th March 2023	NA
82	Satish Chander kalra	B-37, South City -1, Gurugram, Haryana	25000/-	81	21 st March 2018	20 th March 2023	NA
83	Kamal Kumar Bajoria,	N-15/5, Dlf Phase II, Gurgaon, Haryana	25000/-	78	21 st March 2018	20 th March 2023	NA
84	Neelima Tyagi	B-52, sec-41, Noida, Gautam Buddha Nagar-201301	25000/-	82	21 st March 2018	20 th March 2023	NA
85	Tariq Naseem	K 5.1/18, 1 st Floor, Sec-83, Vatika India Next, Gurugram	25000/-	80	21 st March 2018	20 th March 2023	NA
86	Anupam Properties	HN-4 Surat Nagar 1 Godrej Summit Nagar Gurgaon	2,50,000/-	77	21 st March 2018	20 th March 2023	NA
87	Kuljeet Singh	A14, Nehru Ground, NIT Faridabad	25000/-	97	10 th April 2018	9 th April 2023	NA
88	S Abhishek	B-403, Plot No-37, Thiruvizha Apartments, Sec-10, Dwarka, New Delhi	25000/-	102	10 th April 2018	9 th April 2023	NA
89	Ethical infrastructures Pvt. Ltd	A-26/128, 1 st Floor 01, DLF City Phase-1, Gurgaon	2,50,000/-	98	10 th April 2018	9 th April 2023	NA
90	Amit Makkar	floor 21, 1 st floor, BPTP park 81, Faridabad	25000/-	99	10 th April 2018	9 th April 2023	NA



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

91	Bigdealsin Business Network Pvt. Ltd.	210, Tower C, Pioneer Urban Square, Golf Course Extension Road, Sec- 62, Gurugram	2,50,000/-	101	10 th April 2018	9 th April 2023	NA
92	Per Square Feet Real Estate Pvt. Ltd.	68 Akashneem Marg, DLF Phase-II, Gurgaon, Haryana	2,50,000/-	100	10 th April 2018	9 th April 2023	NA
93	Munish Kumar Baldev	1 st Floor, A-178/15, Day Anand Colony Lajpat Nagar - 4, South East Delhi, Delhi 110024.	25000/-	103	10 th April 2018	9 th April 2023	NA
94	Deep Buildwell Pvt. Ltd	F-154, Ground Floor, Sushant Lok- 2 Sec-57, Gurugram-122003	2,50,000/-	104	11 th April 2018	10 th April 2023	NA
Total			61,75,000				NA

VIRENDER CHAUDHARY HCS

(SECRETARY)

Haryana Real Estate Regulatory Authority

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

S.NO.	NO. OF CASE PENDING IN THE LAST QUARTER WITH THE AUTHORITY (31/03/2018)	NO. OF CASES RECEIVED DURING THE QUARTER BY THE AUTHORITY (31/03/2018)	NO. OF CASES DISPOSED OF BY THE AUTHORITY
1	2	3	4
1	174 Including** • Received by way of transfer from Interim RERA Panchkula- 73. • Received in the Registry of HA-RERA, Gurugram- 101	1. Received by way of transfer from Interim RERA Panchkula- 73. 2. Received in the Registry of HA-RERA, Gurugram- 101	-NIL-

Note: * 71 complaints returned as incomplete/for not being in format: -

**Including 60 received from Panchkula and 11 received in HARERA, Gurugram



- D. Statement on the periodical survey conducted by the Authority to monitor the compliance of the provisions of the Act by the promoters, allottees and real estate agents.

Sr.No.	Survey conducted during the quarter with details	Observation of Authority	Remedial steps taken
1	2	3	4
S. No.	Survey conducted during the quarter with details	Observation of Authority	Remedial steps taken
	NA (No survey conducted)	NA (No survey conducted)	NA (No survey conducted)

S. No.	Survey conducted during the quarter with details	Observation of Authority	Remedial steps taken
	NA (No survey conducted)	NA (No survey conducted)	NA (No survey conducted)

- E. Statement on steps taken to mitigate any non-compliance of the provisions of the and the rules and regulations made thereunder by the Promoters, Allottees and real estate agents.

S. No.	Subject	Steps taken	Results achieved
1	Show cause notice on suo motu cognizance of matter issued against M/s Krisumi Corporation Pvt. Ltd. for publishing advertisement of project "waterfall residences" in the newspaper	Penalty of Rs. 30,00,000/- imposed vide order dated 27-03-2018 and amount recovered on 12.04.2018 in F.Y. 2018-19.	The promoter deposited the penal amount and applied for registration of project with HARERA, Gurugram.

	and on website without getting registration. [Non-compliance of section 3(1) of Act]		

F. 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:

Sl. No.	Name of the Promoter	Details of the directions issued by the Authority/Adjudicating Officer	Penalty/interest / Compensations imposed	Whether paid
1.	M/s Krisumi Corporation Pvt. Ltd.		Penalty of Rs. 30,00,000/- imposed vide order dated 27-03-2018 and amount recovered on 12.04.2018 in the financial year 2018-19	YES

Sr.No.	Name of the Allottee	Details of the directions issued by the Authority/Adjudicating Officer	Penalty/interest/ Compensations imposed	Whether paid
	NIL	NIL	NIL	NIL

Sr.No.	Name of the agent	Details of the directions issued by the Authority/Adjudicating Officer	Penalty/interest/ Compensations imposed	Whether paid
	NIL	NIL	NIL	NIL

G. Investigations and inquiries ordered by the Authority or the adjudicating officer -

The Authority has started its functioning with effect from 05.02.2018 in the New PWD Rest House, Civil Lines, Gurugram as stop gap arrangement. The court proceedings started on 10.04.2018. Hence, no investigation/inquiry was ordered by the Authority in the Financial Year 2017-18.

H. Orders passed by the Authority and the adjudicating officer -

The Authority has started its functioning with effect from 05.02.2018 in the New PWD Rest House, Civil Lines, Gurugram as stop gap arrangement. The court proceedings started on 10.04.2018. Hence, no orders passed by the Authority and the adjudicating officer in the Financial Year 2017-18 pending on Krisumi Corp.

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

(i) **Monetary penalties** - The Authority has started its functioning with effect from 05.02.2018 in the New PWD Rest House, Civil Lines, Gurugram as stop gap arrangement. The court proceedings started on 10.04.2018. Hence, no monetary penalties imposed in the Financial Year 2017-18

(ii) **Matters referred to court under section 59** - The Authority has started its functioning with effect from 05.02.2018 in the New PWD Rest House, Civil Lines, Gurugram as stop gap arrangement. The court proceedings started on 10.04.2018. Hence, no matter referred to court under section 59 in the Financial Year 2017-18.

(iii) **Matters referred to court for execution of order under section 40 -**

total number of matters referred to the court during the year, total number of matters disposed of by the court during the year, total number of matters pending with the court at the end of the year.

J. Execution of the orders of the adjudicating officer and imposition of interest and compensation: -

(i) **Interest and compensations** - The Authority has started its functioning with effect from 05.02.2018 in the New PWD Rest House, Civil Lines, Gurugram as stop gap arrangement. The court proceedings started on 10.04.2018. Hence, no execution order of interest and compensation was imposed in the Financial Year 2017-18.

(ii) **matters referred to court for execution of order under section 40** - The Authority has started its functioning with effect from 05.02.2018 in the New PWD Rest House, Civil Lines, Gurugram as

stop gap arrangement. The court proceedings started on 10.04.2018. Hence, no matter referred to court for execution of order under section 40 in the Financial Year 2017-18.

K. Appeals:

- (i) Number of appeals filed against the orders of the Authority or the adjudicating officer in the year: NIL
- (ii) Number of appeals pending at the beginning of the year: NIL
- (iii) Appeals filed during the year: NIL
- (iv) Number of appeals allowed by the Appellate Tribunal during the year: NIL
- (v) Number of appeals disallowed by the Appellate Tribunal during the year: NIL
- (vi) Brief write up on the appeals allowed by the Appellate Tribunal: NIL

L. References received from the appropriate Govt under section 33:

No reference under section 33 received from the Government.

M. Advocacy measures under sub-section (3) of section 33:**a) Training and awareness programmes for the real estate agents**

(i) On weekly basis, awareness and training to the real estate agents programmes were conducted in the office of the Authority on regular basis. A group of real estate agents were imparted training every week.

(ii) Grievence redressal camps were organized on every 1st and 3rd Monday of the month for the real estate agents.

b) Training and awareness programmes for the Promoters

(i) Promoters meetings were organized for giving training and creating awareness about the various provisions of the Real Estate (Regulation and Development) Act, 2016 to the Key Management Personnel and officers of the real estate promoter entity.

c) Training and awareness programmes for the allottees

(i) To make aware about the rights and duties of the allottees, awareness camps were organized by the officers of the Authority at various places in the planning area under the jurisdiction of this Authority.

d) Awareness camps for the legal representatives of the Promoters and the Allottees:

(i) On various law points workshops were organized for the legal representative of the real estate stakeholders. The Authority members attended interactive sessions in the meeting of various forums.

(ii) A meeting of promoters/ Developers /Builders/ Contractors organized by Labor Department regarding the building and other construction workers (Regulation of Employment and Conditions of Service) Act, 1996. This opportunity was used by the Authority to make aware the stakeholders about various provisions of the Real Estate (Regulation and Development) Act, 2016.

(iii) Interactive sessions were organized with the Ph.d Chamber of commerce about the various provisions of the RERA Act.

N. Administration and establishment matters:

1. Composition of Authority - (i) Chairman
- (ii) Member
- (iii) Member
2. Details of Chairperson & Members appointed in the year - Dr. K. K. Khandelwal (Chairman)
- Sh. Samir Kumar (Member)
- Sh. Subhash Chander Kush (Member)
3. Details of adjudicating Officer appointed in the year None
4. (A) Tabular statement containing information on personnel (proposed sanctioned post) in the Authority: -

S. No.	Name of the post	Sanctioned posts	Posts filled up	Vacancies	Appointments made in the year
1	Secretary	1	-	1	-
2	Administrative Officer(Petition)	1	1	-	1
3	Administrative Officer(Admn.)	1	1	-	1
4	Reader	1	1	-	1
5	Assistant Reader	1	-	1	-



6	Assistant (petitions)	2	-	2	-
7	Assistant(Admn)	2	-	2	-
8	Computer operators	11	-	11	-
9	System Analyst	1	-	1	-
10	Programmer	4	-	4	-
11	Sr. Finance Analyst	2	-	2	-
12	Finance Analyst	2	-	2	-
13	DA/DDA	1	1	-	1
14	Legal Analyst	2	-	2	-
15	Jr. Legal Assistant	2	-	2	-
16	Chief Town Planner/ Sr. Town Planner	1	-	1	-
17	Chief Engineer/ Superintending Engineer	1	-	1	-
18	Chief Architect /Sr. Architect	1	-	1	-
19	Assistant town Planner	1	-	1	-
20	Assistant Engineer	1	-	1	-
21	Assistant Architect	1	-	1	-
22	PA/PS	4	4	-	4
23	Drivers	6	4	2	4
24	Peons	4	4	-	4

4. (B) Tabular statement containing information on personnel(in position) in the Authority: -

Category wise: Name of the Post	Appointments made in the year	Source of recruitment
Executive (Account)	1	Retired Govt Employee
Executive (Admn. & Estt.)	1	Retired Govt Employee
Executive (Legal)	1	Retired Govt Employee
Private Secretary	1	Retired Govt Employee



Administration Officer(Admn)	1	Retired Govt Employee
Personal Assistant	2	Retired Govt Employee
Administration Officer(Petition)	1	Retired Govt Employee
District Attorney	1	Retired Govt Employee
Personal Assistant	1	Through outsourcing
Legal Assistant	5	On Deputation from Education Deptt.
Peon	1	Through outsourcing
ADA	1	Through outsourcing
Assistant Secretary	1	Through outsourcing
Clerk/Typist	1	Through outsourcing
Account Assistant	1	Through outsourcing
Driver	2	Through outsourcing
OSD to Chairman	1	Through department

O. Experts and consultants engaged:

The services of Chartered Accountants are required for scrutiny of documents submitted by the Promoters for registration of projects and the services of Website Developers are required in the Authority for developing a portal for registration of complaints, Projects, real estate agents and various other matters. The Authority is in the process of selecting the most appropriate experts/consultants for engagement with the Authority.

P. Cab services are being provided to the staff coming from the distant locations.

Q. Budget and Accounts
BUDGETED ANNUAL STATEMENT OF ACCOUNTS
RECEIPTS AND PAYMENTS ACCOUNT
For the year ended 31.03.2018

(1)

(In Rupees)

A/c Code	Receipts	Current year as on	Previous year as on	A/c Code	Expenditure	Current year as on	Previous year as on
1.	Balance Brought down:			13.	Chairperson and Members:		
1.1.	Bank			13.1.	Pay and Allowances	1560000	
1.2.	Cash in hand			13.2.	Other benefits		
2.	Fee, Charges and Fine:			13.3.	Travelling expenses:		
2.1.	Fees	25000000		13.3.1.	Overseas		
2.2.	Charges			13.3.2.	Domestic	100000	
2.3.	Fines			14.	Officers:		
2.4.	Others (specify)			14.1.	Pay and Allowances	1305000	
3.	Grants:			14.2.	Retirement benefits		
3.1.	To Accounts with Government			14.3.	Other benefits		
3.2.	Others (specify)			14.4.	Travelling 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	1650000	
7.1.	Income on investments			15.2.	Retirement benefits		
7.2.	Income on Deposits	20000		15.3.	Other benefits		
8.	Loans:			15.4.	Travelling expenses:		
8.1.	Government			15.4.1.	Overseas		
8.2.	Others (Hrera Panchkula)	50000000		15.4.2.	Domestic	10000	



9.	Sale of Assets	.....	.....	16.	Hire of Conveyance	100000	.....
10.	Sale on Investments	.....	.....	17.	Wages	576000	.....
11.	Recoveries from pay bills	.....	.....	18.	Overtime	.....	.....
11.1.	Loans and Advances Principal Amount	.....	.....	19.	Honorarium	.....	.....
11.2.	Interest on loans and advances	.....	.....	20.	Other office expenses	500000	.....
11.3.	Miscellaneous	.....	.....	21.	Expenditure on Research	.....	.....
51.	Others (specify)	.....	.....	22.	Consultation expenses	.....	.....
				23.	Seminars and Conferences	.....	.....
				24.	Publications of Authority	.....	.....
				25.	Rent and Taxes	500000	.....
				26.	Interest on Loans	.....	.....
				27.	Promotional Expenses	1500000	.....
				28.	Membership fee	.....	.....
				29.	Subscription	.....	.....
				30.	Purchase of Fixed Assets F&F. Car. Elec.& Electronics	7000000 5000000 5000000	.....
				31.	Investments and Deposits:	.....	.....
				31.1.	Investments	.....	.....
				31.2.	Deposits	.....	.....
				32.	Security Deposits	.....	.....
				33.	Loans and Advances to:	.....	.....
				33.1.	Employees:



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
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A/c Code	Receipts	Current year as on	Previous year as on	A/c Code	Expenditure	Current year as on	Previous year as on
				33.1.1.	Bearing Interest	*****	*****
				33.1.2.	Not bearing Interest	50000	*****
				33.2.	Suppliers/contractor	40000000	*****
				33.3.	others (specify)	*****	*****
				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	10159000	*****
				36.2.	Cash in hand	*****	*****
	Total	75020000		Total		75020000	

VIRE

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Haryana Real Estate Regulatory Authority
Gurugram



(ii)

Real estate regulatory fund (S.B. A/c no. 103101002050 with ICICI Bank Sec-15, part-2 Gurugram as on 31.03.2018.

Date	Receipts	Amount	Date	Payment	Amount
03.03.18	Fees A/c	3305870.00	5.03.18	By Cheque No. 4281	12700.00
6.03.18	Fees A/c	233200.00	5.03.18	By Cheque No. 4282	12700.00
09.03.18	Fees A/c	3363708.00	6.03.18	By Cheque No. 4283	20000.00
12.03.18	Fees A/c	88000.00	9.03.18	By Cheque No. 4285	18943.00
15.03.18	Fees A/c	1898583.00	9.03.18	By Cheque No. 501	14750.00
21.03.18	Fees A/c	194140.00	12.03.18	RTGS/NEFT No. 1	95780.00
26.03.18	Fees A/c	848672.00	12.03.18	By Cheque No. 502	17955.00
31.03.18	Fees A/c	4829222.00	15.03.18	By Cheque No. 508	26607.00
31.03.18	Interest	18066.00	15.03.18	By Cheque No. 512	23600.00
			15.03.18	By Cheque No. 503	41536.00
			15.03.18	By Cheque No. 509	39440.00
			15.03.18	By Cheque No. 510	5000.00
			15.03.18	By Cheque No. 507	6798.00
			15.03.18	By Cheque No. 511	5000.00
			21.03.18	By Cheque No. 514, 515 & 516	36154.00
			22.03.18	By Cheque No. 520	15000.00
			26.03.18	By Cheque No. 521 to 524 & 527	64353.00
			27.03.18	By Cheque No. 528 to 530	21233.00
			28.03.18	By Cheque No. 531 to 534, 536, 537 & 540	258788.00
			29.03.18	By Cheque No. 504, 505, 506, 517, 518 & 538	181860.00
			31.03.18	By Cheque No. 519 & 539	223746.00
			31.03.18	By Balance C/d	13637518.00
Total	Grant Total	14779461.00	Total	Grant Total	14779461.00

01.04.2018 Balance b/d: Dr. Rs. 13637518.00

VIRENDRA CHAUDHARY HCS
(SECRETARY)

Haryana Real Estate Regulatory Authority
Gurugram

Income and Expenditure Account
(iii)
FOR THE PERIOD 5th Feb 2018 to 31st March 2018

A/C Code	Expenditure	Schedule Current Year as on	Previous Year as on	A/C Code	Income	Schedule Current Year as on	Previous Year as on
13.	Chairpersons and Members	-----		2.	Fee, Charges and Fine	A	
13.1.	Pay and Allowances	-----		2.1.	Fee	14761395	
13.2.	Other Benefits	C		2.2.	Charges	-----	
13.3.	Travelling Expenses	-----		2.3.	Fines	-----	
13.3.1.	Overseas	-----		2.4.	Others (Specify)	-----	
13.3.2.	Domestic	19010		3.	Grants	-----	
14.	Officers	-----		3.1.	Accounts with Govt.	-----	
14.1.	Pay And Allowances	-----		3.2.	Others(Specify)	-----	
14.2.	Retirement Benefits	D		4.	Gifts	-----	
14.3.	Other Benefits	C		5.	Seminars and Conferences	-----	
14.4.	Travelling Expenses	-----		6.	Sale of Publications	-----	
14.4.1.	Overseas	-----		7.	Income on Investments and Deposits	-----	
14.4.2.	Domestic	-----		7.1.	Income on Investments	-----	
15.	Staff	-----		7.2.	Income on Deposits	18066	
15.1.	Pay And Allowances	95780		11.2.	Interest on Loan and Advances	-----	
15.2.	Retirement Benefits	-----		12.	Miscellaneous	-----	
15.3.	Other Benefits	-----		12.1.	Gain on Sales of Assets	-----	
15.4.	Travelling Expenses	10000			Excess of Expenditure Over Income	-----	
15.4.1.	Overseas	-----			(Transferred to Capital Fund Account)	-----	
15.4.2.	Domestic	-----					



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16.	Hire Of Conveyance	-----				
17.	Wages	-----				
18.	Overtime	-----				
19.	Honorarium	-----				
20.	Other Office Expenses					
20.1	O.O.E. (P. Oil)					
20.2	O.O.E. (Hospitality)	46610				
20.3	O.O.E. (Stationery)	19600				
20.4	O.O.E. (Misc.)	321899				
20.5	O.O.E. (Repair & Main.)	78873				
		6058				
21.	Expenditure on Research	-----				
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	-----				
35.	Others	-----				
35.1.	Leave Salary and Pension	-----				
35.2.	Contribution	-----				
35.3.	Audit Fee	-----				
35.4.	Miscellaneous	-----				
37.	Depreciation	357872				
48.	Loss on Sale of Assets	-----				
49.	Bad Debts Written Off	-----				
50.	Provision for Bad and Doubtful Debts	-----				
	Excess of Income Over Expenditure	13823759				
	(Transferred to Capital Fund Account)					
	Total	14779461				14779461

VIRENDER CHAUDHARY HCS
(SECRETARY)

Haryana Real Estate Regulatory Authority
Gurugram



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

Bank Reconciliation Statement of S.B. A/C No. 103101002050 With ICICI Bank, Sec-15, GGN As On 31.03.2018

Bank Balance with ICICI bank sec-15, GGM. (as on 31.03.2018)

Balance as per Bank Book Dr. 13637518.00

Add: Cheque issued but not presented

00518/31.03.18-----15576.00

00528/27.3.18-----1780.00

00530/27.3.18-----16453.00

00532/28.3.18-----212400.00

00534/28.3.18-----1000.00

00536/28.3.18-----500.00

00537/28.3.18-----34519.00

00538/29.3.18-----6408.00

00539/29.3.18-----222996.00

00540/28.3.18-----1000.00 + 512632.00
Dr. 14150150.00

Less: Dr. by authority but not Cr. By bank

1. DD. No. 591737/27.3.18-----250000.00

2. DD No. 41905/26.3.18-----250000.00

3. DD No. 508598/1.3.18-----1000.00

4. DD No. 518295/27.3.18-----1000.00

5. DD no. 714391/20.3.18-----1100.00

6. DD no. 001976/17.3.18-----1100.00

7. DD no. 002981/8.3.18-----25000.00

8. DD no. 459401/26.3.18-----250000.00

9. DD no. 17506/30.3.18-----565000.00

10. DD no. 554071/28.3.18-----2971000.00

11. DD no. 468007/28.3.18-----485371.00

12. 006912/26.3.18-----250000.00

13. 311461/22.3.18-----1250.00

14. 361462/22.3.18-----1250.00 (-)

5053071.00

Balance as per ICICI pass book

Cr. 9097079.00

Abstract of estimated salary including all emoluments (FY-2017-18)

(v)

Sr. No.	Post/ Designation	Proposed Posts	Pay Band (Monthly)	Yearly Salary(Rs.)
1.	Chairman	1	2,50,000	30,00,000
2.	Member	2	2,00,000	48,00,000
3.	Secretary	1	16(88400) Hry.	1353216
4.	OSD to Hon. Chairman	1	69587	8,35,044
5.	PA to Hon. Chairman	1	55377	664524
6.	A.O. (Admn.)	1	1,55,900 - Pension	1000878
7.	A.O.(Petition)	1	1,23,900 - Pension	795438
8.	District Attorney	1	93800 - Pension	602196
9.	Executive (Accounts)	1	90300 - Pension	579726
10.	Personal Assistant to A.O. (Admn.)	1	75400 - pension	484068
11.	Personal Assistant to District Attorney	1	56900 - pension	365298



12.	Executive (Legal)	1	74452 - Pension	4,77,982
13.	Private Secretary	1	74300 - Pension	4,77,006
14.	Judgement Writer/ Sr. Scale Stenographer	1	66000 - Pension	4,23,720
15.	Executive (Admn. & Esstt.)	1	63198 - Pension	4,05,731
16.	Reader	1	57,028 - Pension	3,66,120
17.	Accountant	1	77,900 - Pension	5,00,118
18.	Legal Asstt. (cont.)	5	23320	13,99,200
19.	ADA	1	26616	3,19,392
20.	Asstt. Secretary	1	38024	4,56,288
21.	Legal Asstt. (DC rate)	5	22000	13,20,000
22.	Jr. Executive/OA	1	20281	2,43,372
23.	PA to Members	1	20281	2,43,372
24.	Accounts Asstt.	1	20281	2,43,372
25.	Clerk/ typist	1	16477	1,97,724
26.	Driver	4	16477	7,90,896
27.	Peon	5	12626	7,57,560
28.	Record Keeper	1	16477	1,97,724
	Total Posts	44	Total	2,25,42,405

R. International cooperation:

No International cooperation undertaken by the Authority.

S. Capacity building:

The staff engaged was imparted training about the applicability of the Real estate (Regulation and Development) Act, 2016 and the Rules and Regulations made thereunder.

T. Ongoing programmes:


Regular training programmes and workshops for the Promoters and various stakeholders of the Authority were organized.



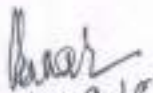
U. Right to Information:

(i)	Number of applications received by State Public Information Officer under RTI Act:	-	10
(ii)	Number of applications for which information has been provided by State Public Information Officer under RTI Act:	-	10
(iii)	Number of applications pending with State Public Information Officer under RTI Act:	-	Nil
(iv)	Number of appeals filed before the first appellate Authority against the order of State Public Information Officer:	-	Nil
(v)	Number of appeals which has been disposed of by the first appellate Authority:	-	Nil
(vi)	Number of appeals pending with the first appellate Authority:	-	Nil
(vii)	Number of applications/ appeals not disposed of in the stipulated time frame:	-	Nil

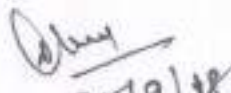
Chairperson (Signature)


20/9

Member (Signature)


20-9-18

Member (Signature)


20/9/18

