



HARERA
GURUGRAM

ANNUAL REPORT

2018-2019



HARERA
GURUGRAM

An Authority Established Under Act
of Parliament No. 16 of 2016

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

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SECTION A

INTRODUCTION

1. Introduction

The Centre has publicised the Act as one of its most significant achievements and extolled the RERA as a panacea for problems in the sector, particularly exploitation of home buyers by developers. Real estate sector plays a catalytic role in fulfilling the needs and demand for housing and infrastructure in the country and is an important pillar of the economy. While this sector has grown significantly in recent years, it has been largely unregulated, with absence of professionalism and standardisation and lack of adequate consumer protection. It had no sectorial regulator like there are for other specific sectors like insurance, telecom, stock markets etc. History is a witness to the fact that whenever sectorial regulators like SEBI, IRDAI, TRAI etc. have been formed, they have helped in deepening the market and made it more robust. Though the Consumer Protection Act, 1986 is available as a forum to the buyers in the real estate market, the recourse is only curative and is not adequate to address all the concerns of buyers and promoters in the sector. The lack of standardisation has been a constraint to the healthy and orderly growth of industry. Therefore, since more than a decade the need for regulating the sector was being emphasised in various forums.

In view of the above, Parliament enacted the Real Estate (Regulation and Development) Act, 2016 which aims at protecting the rights and interests of consumers and promotion of uniformity and standardization of business practices and transactions in the real estate sector. It attempts to balance the interests of consumers and promoters by imposing certain responsibilities on both. It seeks to establish symmetry of information between the promoter and purchaser, transparency of contractual conditions, setting minimum standards of accountability and a fast-track dispute resolution mechanism.

Accordingly, this act mandates that RERA would be established by each of the State and UT for administering the real estate sector in the respective State/UT. A state can have more than one RERA or two states can have the same authority. All States and UTs were to establish RERA by 1st May, 2017 and thus the Haryana Real Estate Regulatory Authority, Gurugram came into existence on 5th February, 2018.

The annual report of the Haryana Real Estate Regulatory Authority, Gurugram comprises an overall review of the authority's journey in last one year. The report covers various aspects of the working of the authority and the steps initiated to achieve the overall objective which is to enhance transparency and accountability in the transactions in real estate market through effective and time saving measures to benefit the overall real estate sector at large.

2. Pre-RERA Gurugram

The real estate sector had come under tremendous pressure during 2015 and 2016. A large number of real estate projects had come to a halt; the home-buyers, who had invested their lifetime savings, had limited recourse to a rapid resolution of problems; the developers were non-responsive, and the development authorities faced serious constraints in regulating them. The sector has traditionally plagued with numerous issues including opaque practices and information asymmetry. The real estate transaction were lopsided and heavily in favour of the developers. The need of the hour was for transparency, discipline and timely delivery of projects, which was too important to be neglected any further.

Therefore, the central government resolved to establish a regulatory authority in all the states and union territories across the country to help the consumers, bring about financial discipline and transparency as well as develop and transform the real estate sector.

Before the advent of RERA in Gurugram, the promoters or the builders indulged in malpractices that exploited the buyers in many ways. These practices included rampant unfair trade practices such as huge delay in transfer of possession to the buyer, arbitrarily changing layout plans, inserting arbitrary and one sided clauses in the builder buyer agreement with malafide intentions. Since there were no restraints over the promoters because of the absence of a real estate authority, they worked according to their whims and fancies in exploiting the buyers.

3. Implementation of the Provisions of RERA Act, 2016 in Gurugram

The Central Government enacted the Real Estate (Regulation and Development) Act, 2016 (RERA) and finally gave India's real estate sector its first regulator with effect from May 1st, 2016. The State Government of Haryana notified the Haryana Real Estate (Regulation and Development) Rules, 2017 which came into force w.e.f. 28th July, 2017.

HARERA was one of the only few state authorities to come up with a simplified and transparent procedure for the registration of real estate projects and real estate agents. The Haryana Real Estate Regulatory Authority, Gurugram has notified 13 regulations to ease out the process of registration and enhance transparency in registration and various other matters.

The Act brought in precise set of norms that were made compulsory for the promoters as well as the agents to follow, non - compliance of which led to the imposition of huge

penalties on the promoters for not fulfilling promises with respect to the project together with providing the developers some rights against the allottee in case the allottees do not pay their dues on time by RERA.

4. The Haryana Real Estate Regulatory Authority Gurugram

The Haryana Government vide its Notification No. 1/92/2017-1TCP dated 14.12.2017 has constituted two Authorities, one for District Gurugram and second for the rest of the State (other than District Gurugram) at Panchkula.

Like any other major reform, RERA has its own set of initial challenges which the authority is facing. Nevertheless, in the coming years it is expected that the provisions in the Act shall become the working mechanism of the real estate industry.

The authority acknowledges the fact that it has many societal responsibilities and the authority is leaving no stone unturned to redress issues like inordinate delays in ensuring delivery of commercial and residential projects on time by taking necessary steps. In this nascent stage, the authority is making all its efforts to bridge trust between developers and buyers by bringing 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 is leaving nothing to chance to meet their expectations and aspirations. This initiative of bridging trust shall go a long way towards transformation of the sector. Further the act also introduced various pioneering initiatives for preventing fund diversion and insuring audit of each project. The authority took a landmark decision in a complaint made by the Greenopolis Buyers Welfare Association, HARERA, Gurugram on 23rd July 2018 by directing both Developers M/s Orris Infrastructure Pvt Ltd and Three-C Shelters Pvt Ltd for inordinate delay in delivery of the Greenopolis Project in Sector – 89, Gurugram (Haryana). Venkat Rao (Founder INTYGRAT), who appeared on behalf of Greenopolis Buyers Association said, ‘It’s a first of its kind order under RERA in the country. We are very glad that HARERA has accepted our plea for stay and due diligence. It is also the first step towards a solution, as substantial value subsists in the project and balance land which can be leveraged for completion of the project. It probably would be for the first time that any of the RERA Authorities in the country are trying to address the plight of home buyers in a stuck project in a comprehensive manner. We wholeheartedly thank Dr. Khandelwal, Chairman HARERA and other Members for such visionary and solution-oriented Order’.

During the year, the authority has considered issues that remained untouched even after the implementation of the Act such as luring the innocent buyers by way of “assured returns scheme.” Stringent rules were made to combat this malpractice in the market.

“Realtors can’t lure investors by promising assured returns”, said Dr. K.K. Khandelwal, the Hon’ble Chairman of the authority in an interview with The Times of India on 30th Nov, 2018.

To ensure basic standards of living and to build a better society, the government has taken a very significant step towards it by launching Pradhan Mantri Awas Yojna, 'Housing For All Scheme', especially planned for the people who can't afford a house due to their financial constraints. The PMAY Yojna is a housing solution for all the citizens of India. But, even this scheme had its own set of complications and shortcomings and the deceptive builders started taking advantage of the scheme by not supplying forms as well as charging premium and other charges. This is when the authority took stern steps to check frauds taking place in affordable housing projects by publishing a detailed advertisement in newspapers on the affordable housing scheme of the Government and thereby making the buyer aware of the pros and cons of buying flat under affordable housing project.

SECTION A-1

CHAIRMAN'S STATEMENT



DR. K.K. KHANDELWAL
Chairman
HARERA, Gurugram

Real Estate is a massive and fast growing sector globally. Despite various opportunities, the challenges for the real estate sector are not less. India is witnessing high urban population growth but India's per capita infrastructure is very low, this restricts real estate's growth. While there is a good demand of real estate but the non-availability of land within the city localities and construction cost leads to increase in the overall cost of the project which makes the real estate prices exorbitant. Until 2016, apart from the Consumer Protection Act and Transfer of Property Act, there was no specific statute in the country to regulate and govern the real estate sector. The Real Estate (Regulation and Development) Act, 2016 has been passed by the Parliament to bring accountability towards allottees, to infuse transparency and to reduce fraud and delays. This Act has initiated professionalism. India can standardise practices and procedures in real estate sector apart from establishing symmetry of information both for the promoter and the allottee. With coming into force of this Act, a new era to institute the regulatory mechanism in real estate has begun. This Act has permitted good governance in this sector which in turn has generated investors' confidence in the real estate market. The enactment of this Act is a landmark in the real estate sector. It aims at protecting the interests of innocent consumers who invest their hard earned money in the real estate sector. Post introduction of this Act a transformation has begun. RERA has been successful in disallowing the common mall practice amongst the developers to pre-launch projects without getting requisite approvals from the authorities. Making project registration mandatory with the regulator, the developers now are disclosing approval

status, project lay out and time frame for completion. All these informations are available in public domain and the consumer can now make an informed choice based on available information. One year of setting up of the Real Estate Regulatory Authority, Gurugram, it has successfully and effectively curbed the three major mischiefs i.e. project delays, non-adherence to sanctioned plans and specifications and diversion of funds.

Real estate sector is undergoing change/transformation

After having come into being on 1st May, 2017 the Real Estate (Regulation and Development) Act, 2016 has completely changed the dynamics of the real estate sector, which had been moving in an unorganised manner. RERA has been a watershed event for the real estate industry, which in the last couple of years, has witnessed a series of disruptive policy initiatives. While, post-RERA, the industry is still under transition, the regulation presents tremendous potential to transform the entire landscape of the industry, going forward.

Reforms initiated by RERA Act, 2016 have proved beneficial for the property sector to enhance its second growth phase, where market will move in a much transparent and organised manner. The process has started to create a market place, where all stakeholders act in a much accountable fashion and thus entail the much-needed depth to the market structure and its functions in the long run. While the market is gradually in the process of coming out of the short-term disruptions like demonetisation, GST and others, the long-term reform such as RERA Act, 2016 is showing its impact on the overall functioning of the real estate business in the country.

The implementation of RERA Act, 2016 has completely revolutionised the Indian real estate industry. Enhanced levels of transparency and accountability have greatly improved the homebuyers sentiment, which is also evident from an increase in sales in the sector. RERA has also led to an increase in the number of compliances by introducing different set of standard operating procedures.

With RERA Act, 2016 coming into force, the real estate landscape in the country is going through a transformation. Developers have channelized their efforts towards ensuring that all their projects are RERA compliant. The implementation of the Act has also instilled confidence amongst investors towards the housing market. Under the new regime, we are witnessing an uptick in new project launches. Additionally, funds/institutional investors are also slowly returning to the market.

However, States have to play proactive role in implementing the Act, which has all the needed ingredients to transform the real estate sector in the country. Having such a regulatory framework was long due and now that we already have this Act in place, it is the responsibility of the authority to implement it with concerted effort. This regulatory mechanism will pave the way for much organised and matured property market in a country like India where housing is a big issue. Yet a dream of owning a house lies in the heart of any individual.

On the implementation front, Haryana has been amongst the few states that have been proactive in putting up the desired infrastructure and mechanism for implementing the regulation in its true spirit. In fact, Maharashtra, the first state to implement the Act, has recently also formed a forum of 33 conciliators to set up 15 teams comprising two members each, one from realty developers' industry body and another from consumer forums, representing homebuyers. Under this mechanism, homebuyers' complaints against builders can be resolved amicably and speedily without burdening them with heavy litigation expenses.

Builders often treated home buyers like sitting ducks, entangling them in technicalities that the layman cannot make much sense of. The implementation of RERA Act, 2016 has helped in bringing complete transparency and providing a unified legal regime for purchase of residential apartments and commercial units. It has helped in rebalancing the relationship between the builder and buyer. The reforms and legislations in the real estate sector are also driving consolidation post RERA, which is beneficial to the overall development of the sector.

While protecting the interests of homebuyers, RERA also benefits the developers by enabling them to understand their responsibility and work within their competencies. This ensures faster execution of projects and on time delivery. Further, this will consolidate the sector and help create a level playing field for organised developers with a strong balance sheet, transparent dealings and a great track record of timely delivery. However, any noteworthy policy changes such as RERA, are expected to cause transitional challenges, requiring time to reflect on the benefits.

Transition Period

With implementation of RERA Act, 2016 the real estate sector that was unorganised previously is slowly getting an organised shape. It has brought a diapositive and structural process in the sector as every project needs to be registered and promoters are obligated to share their construction of project status on the RERA website. Home buyers are protected by the regulator in terms of timeliness, timely possession, no extra cost for anything and to pay, charges as per carpet area only. The implementation of RERA Act, 2016 has brought an overall potential growth in the sector by enhancing professionalism and standardisation.

Experts are of the view that, after the advent of RERA Act, 2016 the industry has undergone a transition which will take some time before the industry settles down to reap its actual benefits. The transition period is expected to be prolonged as the Act was preceded by events like demonetisation and followed by GST. Moreover, there are other reforms as well which have exerted pressure on the industry, as it was adjusting to embrace a completely new regime.

What we are witnessing is a part of migration from one system to another. In fact, the last couple of years have seen a whole basket of reforms, something that never happened in the last few decades. Besides, there are macro-economic factors also in play. But all said

and done the real estate as an industry has not only shown a remarkable resilience, but also zest to be part of a larger implementation process.

The industry is trying to adjust itself to the newer regime. In the short run, there will be challenges, however, in the long run, we are heading for a much matured and organised market place where all the stakeholders will have to play a more, accountable role towards the holistic development of the industry.

So far as the residential market is concerned when compared to the previous year's figures, 2017 witnessed a significant fall in new launches in Gurugram, almost by 45-50 per cent. In fact, according to ANAROCK Property Consultants, last year saw the lowest rate of new project launches in last five years. Due to this massive burden of unsold stock and low demand, the average property prices either remained stagnant or corrected by 3-7 per cent in some areas.

However, things are certainly looking up lately and according to ANAROCK's latest report, 2018 has started on a positive note, with residential unit launches making a comeback and recording a 27 per cent increase in the first quarter of 2018 over what was achieved in the previous quarter in Gurugram. With policy reforms and structural changes now in place, developers intend to make up for the lost ground.

A series of policy reforms and structural changes have transformed the way Indian real estate business is being conducted, which has been a definite blessing. The sector is by no means out of the woods yet, but we are now seeing some green shoots of recovery. The market has turned end-user friendly and 2018 brings in new launches that match demand. The days of product mismatch are on their way out. Moreover, the crazy days of pre-launches and soft launches have come to an end and the market has gained some amount of sanity.



SH. SUBHASH CHANDER KUSH

Hon'ble Member

HARERA, Gurugram

The real estate market has shown positive signs of revival as various aspects of RERA Act, 2016 law has helped build customer confidence in the sector at large. With the overall market moving towards ease of doing business, we are expecting that buyers will relook at the market for investment opportunities again as the market is picking up.

Since the market is consumer friendly, buyers can invest in luxury and affordable housing segment owing to great options at prices and good investment returns with time bound possession. In terms of pricing, right now the environment in the industry is competitive. Therefore, buyers should take advantage of it, especially with the help of immunity being provided under the RERA Act, 2016.

A recently released market report has indicated the turnaround, which is being seen after a continuous drop in sales for the last four years and raises hopes of revival in the market. As per the report, sales overall have increased by 60 percent over the last year. Cities have shown growth in sales, most importantly, after languishing for long, Delhi-NCR has witnessed a strong turnaround, with both Noida and Gurgaon showing over 60 percent increase in sales volumes. Sales in Mumbai and Pune were nearly five times of new units launched in the quarter.

After a stressful 2016-17 and 2017-18; 2018-19 has come as a breath of fresh air for the residential real estate industry, rekindling hopes of a revival for the sector during this year. For the first time in this year, we saw developers willing to reduce prices to sell their unsold units and improve their cash flows. We now expect the market to start showing a steady improvement in sales.

The ANAROCK report shows the residential property prices in Gurugram remaining largely range bound in 2018-19, when compared to the previous year. The primary reason was the significant unsold stock to the backdrop of limited improvement in demand. Affordable and mid segment housing dominated, with major percentage of unit launches coming in with price tags under 80 lakh. Supply is now being visibly geared towards end-users, and this is a major shift from Indian real estate's previous investor/speculator driven orientation.



SAMIR KUMAR
Hon'ble Member
HARERA Gurugram

RERA Act, 2016 coupled with other reforms such as GST, Benami Transactions Act and others, have certainly helped boost the confidence level of investors, even though the actual benefits are yet to fructify. Experts view that most of the liquidity issue in the residential segment in the last couple of years have primarily been addressed through debt (or structured mechanism) platform as investors have been averse to risks in the given situation. But as the regulatory dusts settle down and the RERA impacts start showing up, the equity investment will become more appropriately priced for the associated risks and this will ensure more infusion of equity into the system which is currently facing severe cash flow issue.

Post-RERA, gradually things are falling in place. Investors seem to be more assured now. Capital available today is only for select developers and the distinction between good and bad developers is more pronounced. But funds are realising that they need to take more risks and do equity deals because that's the need of the hour. The RERA, together with other reforms, will further enhance the attractiveness of real estate as an asset class and India as an investment destination.

Alternative investment avenues too are emerging within real estate nowadays. Like other global markets, in India also, the market is undergoing segmentation, thus giving rise to more specialised sub segments, such as senior housing, student housing, co-working, healthcare, education, data centres, self-storage facilities, warehousing and logistics. This will provide investors more avenues and thus opportunities to build a much-diversified portfolio. This will also pave way for increased inflow of institutional funds into the Indian real estate and thereby ensure institutionalisation of the entire set-up for the long-term growth of the industry.

Recent reforms will surely have a positive impact and the fruits of which will ripen in coming years. The implementation of RERA will pave the way for best practices in the sector. Foreign investors eyeing Indian real estate have hailed the recent government reforms as the harbinger of transparency and accountability in the sector.


SECTION A-2

OBJECTIVES

All in all, RERA Act, 2016 envisages significant changes to the way in which the real estate sector operates in India. The Act aims at greater accountability, disclosure norms, investor protection and e-governance. It should also facilitate lucidity and efficient working in the real estate sector by enforcing fair practices and accountability norms and fast-tracking dispute resolution. The regulation directionally sets the groundwork for the next round of transformation in the Indian real estate sector.

The implementation of RERA has helped expedite the whole process of market getting more organised, gaining more depth and maturity. The need for putting up an organised and transparent set-up has been overdue for long and the introduction of RERA Act, 2016 has come as a big respite for both buyers and investors. A sign of consolidation has been taking place in the last couple of years and this will gain further momentum. Lack of transparency and organised scenario had adversely impacted the inflow of institutional money into the system and thus affected the overall development of the industry. But, now, with RERA Act, 2016 and other reforms in place, the issues on the liquidity front will be addressed, to a large extent. Moreover, the cost of funding will also see southward movement, making the supply much more competitive and robust.






RERA

THE REAL ESTATE BILL DECIPHERED

RERA Real Estate (Regulation & Development) Act which came to full force from May 1, 2017 has a list of compliance requirements that make the act a success. Builders, brokers and home buyers will now be required to know these rules as well as the penalties associated with them.


「TRANSPARENCY」

Work of the builders and developers will be held transparent and the home buyers will have complete control over it.



「CARPET AREA V/S SUPER BUILT-UP AREA」

Buyers will be required to pay only for the carpet area - the area between the walls. The builder can't charge for the super built-up area.



「PENALTY AND IMPRISONMENT」

Real Estate developer would be penalized including imprisonment up to 3 years in case of non-compliance with any RERA guidelines.

「PROJECTS UPDATES」

Real Estate Developer should provide all project details on RERA website and provide regular updates on construction progress.

「5 YEAR GUARANTEE」

The builder will ensure protection of flats from any issues highlighted by buyers in front of the regulator in this period including in quality of construction and the provision of services for five years from the date of possession.



「FUND DIVERSION」

Builders and developers will be asked to make a deposit of 70 percent of the collected amount in an escrow account to ensure that this money is not be diverted from one project to another.



「NO MORE DELAYS」

Builders will be strictly penalized for any delays caused by the project. Builders might as well have to pay the same interest as the EMI paid by the consumers



「PLAN CHANGE ??... NO!!」

Builder can make no change to the original plan without consent from 2/3rd of the buyers.



「APPROVALS FIRST」

New projects should obtain all approvals before launch of the project.



5 BENEFITS OF RERA REGISTRATION

The Real Estate (Regulatory and Development) Act has made it obligatory for the real estate agents and developers to register themselves with the Authorities in terms with the Act. It serves as a big benefit as the Act has already started to eliminate most of the deceitful workers of the Industry.



BENEFITS OF RERA

FOR INDUSTRY	FOR DEVELOPER	FOR BUYERS
<ul style="list-style-type: none"> • GOVERNANCE AND TRANSPARENCY • PROJECT EFFICIENCY AND ROBUST PROJECT DELIVERY • STANDARDIZATION AND QUALITY • ENHANCE CONFIDENCE OF INVESTORS • ATTRACT HIGHER INVESTMENTS AND PE FUNDING • REGULATED ENVIRONMENT 	<ul style="list-style-type: none"> • COMMON AND BEST PRACTICES • INCREASE EFFICIENCY • CONSOLIDATION OF SECTOR • CORPORATE BRANDING • HIGHER INVESTMENT • INCREASE IN ORGANISED FUNDING 	<ul style="list-style-type: none"> • SIGNIFICANT BUYERS PROTECTION • QUALITY PRODUCTS AND TIMELY DELIVERY • BALANCED AGREEMENTS AND TREATMENT • TRANSPARENCY – SALE BASED ON CARPET AREA • SAFETY OF MONEY AND TRANSPARENCY ON UTILISATION

II.	OBJECTIVES																						
	<p>The objective of the Authority is to redress the grievances of every home-seeker in time-bound manner, to cease 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> <table border="1"> <tr> <td data-bbox="355 472 435 622">(a)</td><td data-bbox="435 472 1401 622">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 registering the said agreement for sale.</td></tr> <tr> <td data-bbox="355 633 435 784">(b)</td><td data-bbox="435 633 1401 784">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 construction and the land cost and shall be used only for that purpose.</td></tr> <tr> <td data-bbox="355 795 435 902">(c)</td><td data-bbox="435 795 1401 902">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.</td></tr> <tr> <td data-bbox="355 913 435 987">(d)</td><td data-bbox="435 913 1401 987">Promoter to compensate buyer for any false or incorrect statement with full refund of property cost with interest.</td></tr> <tr> <td data-bbox="355 999 435 1050">(e)</td><td data-bbox="435 999 1401 1050">Project accounts to be audited / FY. Copy to be submitted to HARERA.</td></tr> <tr> <td data-bbox="355 1061 435 1135">(f)</td><td data-bbox="435 1061 1401 1135">Provision under the Act have been put in place to freeze project bank account upon non-compliance.</td></tr> <tr> <td data-bbox="355 1146 435 1220">(g)</td><td data-bbox="435 1146 1401 1220">Provision for stronger financial penalties for non-compliances of directions passed by HARERA, Gurugram.</td></tr> </table> <p>2. Transparency</p> <p>Now every project that commences in Gurugram has to be mandatorily registered with HARERA and the promoter of the project has to make disclosure about all the mandatory clauses, or clauses that he may further want to add. All the above information is available in the public domain.</p> <table border="1"> <tr> <td data-bbox="355 1447 435 1520">(a)</td><td data-bbox="435 1447 1401 1520">The promoter is compulsorily required to furnish such other information and documents as may be specified by the regulations made by HARERA.</td></tr> <tr> <td data-bbox="355 1532 435 1682">(b)</td><td data-bbox="435 1532 1401 1682">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.</td></tr> </table> <p>3. Citizen Centricity</p> <table border="1"> <tr> <td data-bbox="355 1742 435 1816">(a)</td><td data-bbox="435 1742 1401 1816">Citizens are able to view on HARERA website all disclosures pertaining to registered projects. This shall enable data driven informed decision making.</td></tr> <tr> <td data-bbox="355 1827 435 1977">(b)</td><td data-bbox="435 1827 1401 1977">Promoter cannot make any additions or alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities etc. 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 as per the</td></tr> </table>	(a)	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 registering the said agreement for sale.	(b)	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 construction and the land cost and shall be used only for that purpose.	(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.	(d)	Promoter to compensate buyer for any false or incorrect statement with full refund of property cost with interest.	(e)	Project accounts to be audited / FY. Copy to be submitted to HARERA.	(f)	Provision under the Act have been put in place to freeze project bank account upon non-compliance.	(g)	Provision for stronger financial penalties for non-compliances of directions passed by HARERA, Gurugram.	(a)	The promoter is compulsorily required to furnish such other information and documents as may be specified by the regulations made by HARERA.	(b)	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.	(a)	Citizens are able to view on HARERA website all disclosures pertaining to registered projects. This shall enable data driven informed decision making.	(b)	Promoter cannot make any additions or alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities etc. 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 as per the
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			provision of the Act and the authority ensures that the provisions of the Act are duly complied with.
		(c)	The authority is providing uniform regulatory environment to ensure speedy adjudication of disputes.
		(d)	Orderly growth through efficient project execution and standardization is being promoted.
		(e)	Offering single window system of clearance for real estate projects.

SECTION A-3

Important Achievements



Indian real estate has entered into a new era since the onset of the year 2017. With nationwide implementation of Real Estate (Regulation and Development) Act, 2016 (RERA) which intends to transform the sector into the organised one has witnessed a great success rate in the state of Haryana.

On 1st May, 2016, the Real Estate (Regulation and Development) Act came into force after a lot of deliberation and amendments by the Union government. The objective of the Act is protection of interest of the property buyers and promoting transparency and accountability in the real estate sector.

When any new rule or law is passed initial couple of years come with problems, but once the things settle down then only one can see the real benefit. Same goes with RERA, in past one year RERA Gurugram has evolved and so have the developers and customers. It has helped in bringing the consumer's confidence back in the market and has streamlined

and brought transparency in the real estate operations. Initially there was a lot of hue and cry but in reality it has helped the market in becoming more transparent and mature. RERA Gurugram has been much clearer and developers have the opportunity to meet RERA officials to understand the processes. Our experience with project registration was good as we were able to complete the registration process of our most of the on-going projects within 90 days and for new projects within a week's time.

No doubt the sector needed a regulatory body and RERA filled that gap. It provides rationale provisions and compliance processes for all the stakeholders that are part and parcel of a project. The biggest success of RERA lies in its reviving of buyers' confidence. Being a new law, teething problems remain but more or less the Act has been able to generate positive reaction from both the developers and customers

The Real Estate (Regulation and Development) Act, 2016 that became a reality last year is a path-breaking law, with immense potential to revive buyers' confidence and drive momentum in the residential real estate market. Our states have implemented the real estate law in true letter and spirit, witnessed signs of uptick in residential sales and overall consumers' sentiments. Our state government showed the political will and gravity in executing the Central Act, we believe that the resurrection of the Indian real estate rests on the long-term benefits of such structural reforms.

The major achievement of RERA regulator is to facilitate the growth and promotion of a transparent and competitive real estate market and has made various recommendations to the government on measures to encourage investments, creation of a single window approval system, grading of projects as well as promoters and facilitate the digitisation of land records.

Dispute conciliation between promoters and buyers has been taken up and setting above successful dispute conciliation mechanism is one of the major achievement of RERA Gurugram.

As a tough regulatory body we have been able to send all the right signals to the people who are up to mischief. However, we have maintained that all defaulting developers cannot be tarred with the same brush and so while meting out punishments the RERA Gurugram as a regulator has been alive to the nature of defaults and the reasons that gave rise to such defaults.

The real estate sector had come under tremendous pressure during 2015 and 2016. A large number of real estate projects had come to a halt; the home-buyers, who had invested their lifetime savings, had limited recourse to a rapid resolution of problems; the developers were non-responsive, and the development authorities faced serious constraints in regulating them. The need of the hour was for transparency, discipline, and timely delivery of projects, which was too important to be neglected any further.

Therefore, the central government resolved to establish a regulatory authority in all the states and union territories across the country to help the consumers, bring about

financial discipline and transparency and to develop as well as transform the real estate sector.

October 4th, 2018, is an epochal day for the home-buyers and the real estate sector of Haryana. On this day chief minister Sh. Manohar Lal launched the website of RERA, and, thus, Haryana became the front runner states in the country to start online management of the real estate projects as well as public complaints. Haryana RERA has many firsts to its credit and is assiduously working to bring about a desired change in the sector.

Nobody will deny that the real estate sector in Gurugram has been under tremendous stress for a variety of reasons leading to inordinate delay in completion of the projects, abandoning of some projects and increase in the financial liabilities of the promoters-developers. There have also been issues like piling up of the dues of the government such as EDC and IDC and directorate of Town and Country Planning resorting to withholding of the approvals and CC/OC, non-delivery of lakhs of houses, dismay among the home-buyers leading to complex litigation and non-payment of instalments and fraudulent trade practices by some promoters. So RERA Gurugram could not have come at a later date.

The government of Haryana had earlier designated the Additional Chief Secretary Housing as the interim regulator. However, the permanent authority was established at a later date and assumed office on February 5, 2018. The RERA Gurugram took a quick and complete overview of the matters requiring attention and embarked on a resolution plan.

The authority also took a conscious decision to work six days a week, keeping in view the considerable volume of the grievances of the consumers and the responsibilities cast upon it. Some of the instances of how the authority has successfully met these demands and how it is ameliorating the rashes of the sector paving the way for a vibrant and responsive real estate sector are:

Under the close monitoring of the authority, 570 registered projects have been completed, 157 projects granted short duration extension, 200 projects audited, show-cause notices issued for de-registration of 27 projects, 67 projects de-registered and steps initiated to complete such projects under section 8 of RERA as per the draft policy submitted to the government. This move will help to discipline the errant promoters and to ensure the completion of the projects.

The authority has established a project management division in its office for close supervision of the projects and positive intervention in case of stressed projects. It has prepared panels of auditors, third party construction consultants, undertaken the audit and verification of the accounts of projects through the CA firms on the panel of the CAG. The development of a framework for the grading of the projects and promoters is underway and will soon be rolled out. Once the grading framework becomes operational, it will help the consumers in making informed choices and usher a healthy competition in the sector.

Efforts are being made vigorously to ensure all the projects RERA compliant. Recently, the authority imposed penalties against the promoters of 150 projects for various instances of omissions and commissions violating the provision of the Act. The promoters have started realising the advantages of the RERA compliances. This will finally lead to financial discipline, accountability and transparency in the sector. A study by Magicbricks found 60% want to buy a house in a RERA-registered project. Haryana RERA has been successful in instilling confidence among the home-buyers.

Gurugram has one of the largest real estate sector in the country and also it has the large volume of the complaints by the home-buyers. The regular authority was constituted at a much later date in the Gurugram. Still, it has decided substantial number of complaints. The RERA Gurugram has received 7525 online complaints out of which 1602 have been disposed of and 414 dismissed.

RERA Gurugram was the first state to start the execution of its orders through recovery certificates and also compliance of its decisions, directions and orders as a decree of civil court exercising powers vested in the civil court under section 40 the Real Estate (Regulation and Development) Act, 2016 read with rule 27 of the Haryana Real Estate (Regulation and Development) Rules, 2017. The compliance of orders of the Authority in the prescribed time limit is noteworthy. During the short period of just over one year, around 1200 orders of the authority have been complied. The pace of recovery and compliances is picking up. The authority has continuously following up the execution matters. It has established an online facility for filing the request for execution of RERA orders and also an online module for tracking compliance on possessions and refunds. Most promoters now comply with the orders of RERA. As per the compliance status gathered from different tracking mediums, there has been compliance in half of the cases. Owing to RERA, promoters are trying to settle issues with home-buyers.

The authority has also institutionalised the amicable settlement of the disputes between the home-buyers and the promoters through conciliation forum established at its office. So far, over 210 home-buyers have sought relief through this forum.

With RERA Gurugram, the scenario in real estate sector in Gurugram is changing and changing for the better.

III.	IMPORTANT ACHIEVEMENTS	
(a)	With the authority successfully completing its term of one year 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 have been organized from time to time to train the stakeholders so as to make them aware of the registration and other related matters in order to avoid any scepticism that may arise in the minds of real estate agents, promoters and other stakeholders.	
(c)	The authority has setup a help desk in its office and the queries of the complainants and other stakeholders are readily resolved in a time efficient manner.	

	(d)	The Hon'ble Chairman of the authority despite his busy schedule personally meets the aggrieved buyers and immediate action is taken by him in respect of cases that require urgent intervention.
	(e)	In its landmark judgment in the case of Simmi Sikka versus Emaar MGF, the Gurgaon Bench of HARERA not only settled confusion about the applicability of the Act and registration of projects but also attempted to nullify the effect of dilution of the provisions of the Act by Haryana RERA rules, said a senior official of Haryana RERA. The decision also settles the controversy regarding ongoing projects. As the Act specifically provides that the developer is responsible for workmanship and structural defects liability for five years, projects which were completed and handed over during the last five years are covered for the purpose of such defect liability, the judgment said. Ongoing projects have now been treated as those where completion certificate has not been issued prior to commencement of the Act on May 1, 2017. However, the judgment noted that mere filing of an application for occupation or completion does not exempt the project from registration. It is only grant of completion certificate before the commencement of the Act that will exempt the project from registration.
	(f)	HARERA Gurugram mandated through various judgments that all new projects are to be registered with the authority irrespective of whether the builders is intending to market the real estate after completion of the project or during construction phase.
	(g)	<p>In yet another landmark decision, HARERA imposed a penalty of ₹30.48 crore on Orris Infrastructure Pvt Ltd for not getting its commercial project in Sector 82A registered. The bench said that Orris Infrastructure is developing a commercial project in Sector 82A on an area admeasuring 9.5 acres. The licence for development of the project was issued to the promoter as back as in 2008 and in spite of lapse of 11 years, nothing has been done on site so far.</p> <p>The commercial units/plots were being sold by the promoter to a large number of buyers and on site nothing tangible happened. The HARERA took a stern view that maximum penalty needs to be imposed on the builder. The estimated project cost is around ₹300.48 crores and the authority decided to impose maximum penalty of 10% of the cost of the project, i.e. 30.48 crore. This strict action of the authority had send right signals to the erring builders and will go a long way in reposing the faith of the allottees in the real estate sector and to assuage their hurt feelings, frustration, disappointment on account of abnormal delay on part of the builder in completing the project.</p>

SECTION A-4

The Year in Review

RERA, coupled with other reforms, has already started showing its effect on the structure of the real estate sector. Under strict compliance norms and accountability under RERA regime, many small businesses may not be able to manage the requirements and may choose to exit. Due to the crackdown on black money and benami transactions, not-so-serious players were gradually pushed out of the market. Moreover, the market is also seeing the emergence of specialised developers who will focus on certain segments of the business. As a result, we are likely to witness a massive consolidation of real estate businesses in 2019, even as the process has already started in different forms. This will include all stakeholders of the real estate sector, including developers and real estate consultants. Post cleansing of the system, only good players with the right business intent will continue to operate in the real estate sector. RERA is one of the best developments to have happened to the real estate sector in India. The industry needed a regulator for a long time for protecting the interests of buyers and developers equally. The industry is getting consolidated into developers, with proper infrastructure and resources to undertake the activity. It's a serious business, where people invest their life's earnings into buying a house. Slowly, with the increase in customer confidence, there is an opportunity to tap a huge potential for the economic growth by addressing the housing shortfall in the country. Implementation of RERA is indeed a dream come true for the sector. For the industry as a whole, it has brought proper governance, ensured project delivery, ensured governance and promoted a regulatory environment. The consolidation of RERA as a common Act across the nation would help streamline the sector further.

While phenomenon of consolidation has commenced, the industry in the post-RERA regime has tilted further in favour of actual buyers, thus continuing to be a buyers' market. The actual buyers will rule the market and play a decisive role in the long run. In the last couple of years, the real estate sector has been extremely buyer- friendly. This trend is likely to continue going forward as well and may, in fact, be strengthened amidst limited new launches.

RERA Act, 2016 is a harbinger of transparency, which will increase professionalism in the sector, ensure timely delivery and accountability and provide ring fence protection to buyers' money. Developers should take this opportunity to harness the increased demand by adopting the practices dictated by the Act as early as possible.

RERA, as an Act, has all the potential to transform the real estate business. Currently, we are witnessing challenges which are inevitable when a system move from one regime to another. Having a regulator and implementation of this regulatory framework in an effective manner will be quite crucial for the industry.

After its implementation, RERA is looked upon as ensuring formalisation of the real estate sector with required transparency and strengthening the relationship between consumer and developer. With this policy established players in the market will grow in strength, edging out smaller developers in the process, which will bring in better planning, pricing and better execution and timely delivery. In fact, RERA will definitely increase the competitiveness and maturity of the market.

SECTION A-4(A)

Landmark Decisions

IV.	THE YEAR IN REVIEW								
	The year was filled with lot of challenges before the authority yet it has strived to give some very remarkable judgements, as a result imbibing faith in the stake holders. The Authority through these judgments has successfully achieved to strike a balance in favour of the allottee as well as the promotor/developer.								
A.	Landmark Judgements								
	<table> <tr> <td data-bbox="352 842 432 1066">1.</td><td data-bbox="432 842 1394 1066"> CR/07/2018 Complaint was disposed of vide order dated 10.07.2018. The authority has clarified the jurisdiction of the authority and adjudicating officer regarding the complaints filed by the authority. The authority has also clarified the jurisdiction regarding projects registered/ unregistered or obtaining of occupation certificate. </td></tr> </table>	1.	CR/07/2018 Complaint was disposed of vide order dated 10.07.2018. The authority has clarified the jurisdiction of the authority and adjudicating officer regarding the complaints filed by the authority. The authority has also clarified the jurisdiction regarding projects registered/ unregistered or obtaining of occupation certificate.						
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	<table> <tr> <td data-bbox="352 1827 432 1991">4.</td><td data-bbox="432 1827 1394 1991"> CR/141/2018 Complaint was disposed of vide order dated 07.08.2018 with certain directions : The authority is of the view that a perusal of the RERA Act 2016, reveals that as per the MoU, the assured return is not a formal clause with regard to giving or taking </td></tr> </table>	4.	CR/141/2018 Complaint was disposed of vide order dated 07.08.2018 with certain directions : The authority is of the view that a perusal of the RERA Act 2016, reveals that as per the MoU, the assured return is not a formal clause with regard to giving or taking						
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			possession of unit for which, the buyer has paid an amount of Rs 55,00,000 to the builder which is not within the purview of RERA Act. Rather, it is a civil matter.
		5.	CR/85/2018 Complaint was disposed of vide order dated 05.07.2018 with directions that for refund of the entire amount along with prescribed rate of interest within a period of 45 days failing which penal and criminal consequences will follow. The registry was also directed to refer the matter to the registration branch to look at the whole project and also find out violations in respect of registration, if any, so that further course of action could be taken. The Enquiry Officer to investigate the conduct of Investors Clinic and various acts of omission and commission committed by them which are in violation of not only the Real Estate (Regulation and Development) Act, 2016 but also any other law, so that the matter may be referred to the competent authority for further action in the matter. The Investors Clinic has also charged an amount of Rs. 17,1.75.00 from the complainant which was given to them by way of cheque. The Authority observed that any real estate agent cannot charge for the service which is fraudulent and mischievous. For cancellation of the registration certificate of M/s Investors Clinic a show-cause notice was issued. The authority decided that the matter may be publicised through local newspapers so that other people are not cheated by such mischievous/unscrupulous real estate agents.
		6.	CR/611/2018 Complaint was disposed of vide order dated 30.10.2018 with directions that the the builder should not deduct more than 10% of the earnest money. Further the Authority shall take stringent action against the builder/promotor for failing to comply with the provisions of builder buyer agreement. The respondent was directed to refund the balance of the amount deposited by the complainant.
		7.	CR/25/2018 Complaint was disposed of vide order dated 10.07.2018 with directions that the Promoter shall give possession and was also directed to refund the amount which he had charged excessively and illegally from the allottee in contravention to the provisions of the Act.
		8.	CR/756/2018 Complaint was disposed of vide order dated 14.02.2019 with directions that the complainant is given an option to pay the balance amount due towards the respondent and the respondent shall withdraw the cancellation letter dated 01.09.2017 issued to the complainant and offer possession without charging any interest on delayed payment, to be made by the complainant during the period of cancellation of unit, Alternatively, option be given to the complainant, in case refund is to be given, then respondent shall be allowed to retain 10% of the total sales consideration as earnest money, along with processing fees, delayed payment charges, brokerage charges and other taxes paid to the government.
		9.	CR/2466/2018 Complaint was disposed of vide order dated 16.05.2019 with directions to the respondent to reimburse the pre EMI paid by the complainant and was also further directed to pay pre EMI till offer of possession and to endeavour to complete the project within stipulated time.

		10. CR/1666/2018	Complaint was disposed of vide order dated 06.02.2019 with directions that the respondent to completes the project in time and offers the possession to complainant within the stipulated time period as per application of RERA registration i.e. by March, 2020. The Authority observed that the respondent is duty bound to pay delayed possession charges at the prescribed rate of interest @ 10.75% p.a. on the amount paid by the complainant, from due date of delivery of possession i.e. 14.01.2019 till offer of possession.
		11. CR/06/2018	Complaint was disposed of vide order dated 26.06.2018 whereby the authority gave an opportunity to settle the matter and the matter was disposed of vide duly signed and attested settlement deed dated 25.06.2018.
		12. CR/1219/2018	In the instant matter as per clause 11(a), possession of the booked unit was to be delivered within a period of 60 months from the date of execution of BBA. Considering all the facts and circumstances of the matter, the authority was of the considered view that respondent is liable to pay interest at the prescribed rate of 10.75% p.a. on the 15% extra amount retained by them before execution of BBA. Accordingly, the respondent was directed to pay interest at the rate of 10.75% p.a. on 15% amount retained by them before execution of BBA within a period of 90 days from the date of issuance of the order.
		13 CR/90/2018	Instant complainant was filed wherein it was alleged by the complainant that as per section 13 of the Real Estate (Regulation & Development) Act, 2016, the booking/earnest amount is only 10% of the agreement sale consideration however the promoter/respondent had charged more than that. Keeping in view the reasonability criteria, the promoter/respondent was directed to deduct only 10% of the total consideration amount and refund the balance amount after forfeiting 10% of the total consideration only within 90 days as per rule 16 of the Act ibid.
		14. CR/163/2018	Instant complaint the complainant was directed to take over the possession of the unit within a week's time failing which he shall too be liable for all the obligations as per the provisions of section 19 (a) of the Real Estate (Regulation & Development) Act, 2016. However, complainant was eligible for prescribed rate of interest i.e. 10.45% per annum for delayed period of handing over the possession as per the provisions of section 18 (1) of the Act ibid. Further, the Authority also directed that in the event the complainant is not satisfied with this decision, he is at liberty to file an appeal before the appropriate forum. Accordingly, the respondent is directed to pay interest at the prescribed rate @10.45 p.a. for delayed period within a period of 90 days from the issuance of this order.
		15. CR/134/2018	Instant complaint the respondent was directed to pay interest at the prescribed rate of 10.70% per annum on the amount deposited by the complainants with the promoter from the due date of possession upto the date of offer of possession. The

		<p>arrears of interest so accrued was also directed to be paid to the complainants within 90 days from the date of this order. Thereafter, the monthly payment of interest till handing over of the possession so accrued shall be paid before 10th of every subsequent month. Further, the Complainants were directed to pay outstanding dues, if any, after adjustment of interest for the delayed period. The promoter was directed not to charge anything from the complainant which is not part of the BBA.</p> <p>Also the project though being registerable as per the provisions of the Act and had not been registered by the promoters, the authority decided to take suo-moto cognizance for not getting the project registered and for that separate proceeding will be initiated against the respondent.</p>
	16.	<p>CR/423/2019</p> <p>In the above-mentioned complaint, complainant sought delayed possession charges and direction to the respondent to quash the escalation cost, increase in the super area of the flat, VAT charges and demand of advance maintenance as of now and payment of GST.</p> <p>In view of the authority, delayed possession charges were granted @ 10.45% to the complainants. The authority also held that the tentative increase in super area of 7.5% without corresponding increase in the carpet area is perfectly justified. Advance maintenance for period 15.02.2019 to 14.02.2020 (Rs. 80500/-) cannot be claimed and the same was quashed.</p>
	17.	<p>CR/100/2018</p> <p>In the above-mentioned case, a MoU was signed inter-se the parties on 14.12.2015 for the purchase of shop No. B-111, 1st Floor, in project "Earth Iconic", Sector 71, Gurugram. As per MoU, the respondent/builder failed in his commitment in handing over the possession of the shop in question. Complainant sought refund of Rs.24,25,159/- paid by him to the respondent. As per the reply of the respondent, it was submitted that the matter was pending before the National Company Law Tribunal and a moratorium had been imposed on judicial proceedings in other fora. The authority held that the complainant is at liberty to approach the NCLT, New Delhi to get his grievance redressed.</p>
	18.	<p>CR/939/2018</p> <p>In the present case complainant sought refund of excess amount collected on account of any area in excess of carpet area as the respondent has sold the super area to him which also includes the common areas, and which is in contradiction of the Act. An order dated 26.03.2019 was passed by the Id. authority wherein the respondent was directed to send a copy of OC through courier/registered post within a period of 15 days and also file an affidavit under section 65-B of the Indian Evidence Act along with delivery of email within 3 weeks. The authority, exercising powers vested in section 37 of the Act, 2016, a penalty of Rs. 5000/- was imposed by the authority on respondent for non-compliance of the previous order dt. 26.03.2019.</p> <p>The respondent was also arbitrary charging the parking charges which were not part of the said agreement. After considering the facts and documents on record the authority directed the respondent not to charge any parking charges beyond the terms of the agreement.</p>
	19.	<p>CR/499/2018</p>

			<p>In the present case complainant sought physical possession of the subject unit. It was directed by the Id. Authority to the respondent to file an affidavit regarding applicability of SC judgement on the land in question of project i.e. "Shree Vardhman Mantra", Sector-67, Gurugram. The respondent filed an affidavit that their land is under the purview of CBI enquiry along with a copy of apex court judgement dated November, 2017. After considering the facts and documents reproduced by both the parties, the authority directed the respondent to give complainant DPC @ 10.75% but the same will be subject to inquiry of CBI.</p>
		20.	<p>CR/429/2018</p> <p>In the present complaint the complainant has claimed for the refund of the money deposited by him for the unit without even deducting the earnest money. The builder further had included charges like service tax, brokerage and prospective interest while deducting earnest money from the total sale price. The authority after analysing the facts of the cases and the documents submitted on record observed that without doubt the buyer had deposited Rs.10,82,754/- with the builder but failure on the part of the buyer, the builder had no option but to forfeit the earnest money. Also, the service tax, brokerage charges and prospective interest deducted from the principal amount were superfluous and not valid. The authority in view of the above ordered that maximum of 10% of total sale price can be deducted as earnest money.</p>
		21.	<p>CR/25/2018</p> <p>In present case the complainant had sought possession of the said unit along with the refund of additional amount which has been charged by the promoter on the account of enhanced EDC Charges, License renewal fees, enhanced sale consideration, lease work charges, brokerage charges and lease registration charges. After, taking into account the facts and circumstances of the case Hon'ble Authority has directed the respondent to handover the physical possession of the subject unit to the complainant after obtaining occupation certificate from the concerned authority. Also, the Authority has directed the promoter to return certain amounts to the allottee which are as follows-</p> <ul style="list-style-type: none"> (a) Rs. 24,500/- on account of license renewal fees (b) Rs. 5,83,333/- on account of enhanced sale consideration (c) Rs. 8,200/- on account of lease registration charges (d) Rs. 1,21,875/- on account of brokerage charges (e) Rs. 2,76,406/- on account of lease work charges <p>In this case the respondent claimed to have applied for the occupation certificate but had not received till date of decision and the original license for the subject project stands in the name of some other builder. Thus, the DTCP has also been directed to look into the matter, whether the application for OC was complete in all respects or not and also to look into the fact whether it has recognized M/S Universal Buildwell Pvt. Ltd. as developer and has allowed the promoter to use the said license to develop the commercial colony in question.</p>
		22.	<p>CR/730/2018</p> <p>In the present case the complainant has sought for the refund of the total sum paid by them to the promoter along with interest @ 18% p.a. After, considering the facts and submissions by both the parties the Ld. Authority has directed the respondent to handover an alternate property in a specific manner to the complainant and if the latter does not agree to purchase the same, in that case the respondent was</p>

			directed to refund the amount paid by the complainants along with the prescribed rate of interest @ 10.75% p.a. from the date of each payment till the date of decision.
		23.	CR/126/2018
			In the present case the complainant has sought for the refund of the entire amount paid along with the interest and the Ld. Authority directed the respondent to cancel the allotment of the subject unit and refund the amount paid by the complainant after deducting 10% of the total consideration alongwith applicable taxes, if any.
		24.	CR/719/2018
			The complainant paid the entire amount asked by the builder and also paid brokerage to the agent under the name M/s Investor Clinic but the respondent failed to deliver the possession of the flat and instead of delivering the possession the respondent asked the complainants to shift to some other project of the same builder. The authority in the instant matter directed the respondent to refund the entire amount which was paid by the complainant along with prescribed rate of interest and also, further directed the agent M/s Investor Clinic to refund entire brokerage amount which was charged by the respondent's agent along with prescribed rate of interest. The Authority also decided to take suo-moto cognizance against the promoter for not getting the project registered and separate proceeding to be initiated against the respondent u/s 59 of the act by the registration branch.
		25.	CR/07/2018
			The major law points discussed and established vide the order passed in this complaint namely Simmi Sikka is one of the most referred judgements. Some of the key points discussed in this matter are:
			<ul style="list-style-type: none"> • Jurisdiction of the authority- The authority has complete jurisdiction to decide complaints regarding non-compliance of obligations by the promoter leaving aside the compensation which is to be decided by the adjudicating officer. • Registration of projects- In case the promoter has failed to obtain completion certificate from the concerned authority on or before the date of coming into force of the Act i.e. 01.05.2017, then the promoter is under legal obligation to get the project registered with the authority under the provisions of the Act. • 'Ongoing projects'- Projects which do not have occupation certificate or part occupation certificate on the date of publication of the Haryana Real Estate (Regulation and Development) Rules, 2017 i.e. 28.07.2017 are not exempted from the definition of the ongoing project and are thus registrable. • Action under section 59 of the Act- As the project is registerable and has not been registered by the promoter, the authority decided to take suo-moto cognizance for not getting the project registered and for that separate proceeding will be initiated against the respondent under section 59 of the Act ibid. • Mere filing of application for OC under sub-code 4.10 of the Haryana Building Code, 2017 does not absolve the liability of the respondent to get the project registered- In the present case the application for occupation certificate/ part occupation certificate for part project was made on 22.05.2017. The

		<p>respondent took the plea that occupation certificate was deemed to be granted after sixty days i.e. on 21.07.2017, which is prior to the publication of rules on 28.07.2017. The application was incomplete and incomplete application is no application in the eyes of law. Thus, cannot take the aid of the concept of deemed occupation certificate and that is why the project needs to be registered with the authority.</p> <ul style="list-style-type: none"> The prayer of the complainant regarding payment of interest at the prescribed rate for every month of delay, till handing over of possession on account of failure of the promoter to give possession in accordance with the terms of the agreement for sale as per provisions of section 18(1) was allowed.
	26.	<p>CR/225/2018</p> <p>In this case complainant society had filed a case before the authority. The complainant submitted that in early 2016. i.e. when the construction of the project should have been completed, the respondents discontinued all construction activity at the project site. The authority gave the landmark judgment in the interest of allottees directing the respondent to disclose 35% built up units allocated to them under the development agreement and 35% saleable area in the Greenopolis project within 1 month with the Authority so that the details can be put up in the public domain. Orris Infrastructure being the licensee, shall get the license renewed within reasonable time after obtaining all other necessary approvals. Promoters were directed to cover the “nalla” following through the project after taking all the approvals from the competent authority. The promoters were also directed to submit details of EDC, IDC collected from the allottees in case it has been charged separately from them. The parties were further given liberty to approach the authority for any clarification.</p>
	27.	<p>CR/382/2018</p> <p>In the instant complaint the complainant raised issues regarding the poor quality of construction as well as prayed for DPC. The Authority after hearing the parties during the final argument and passing the judgement granted DPC @ 10.45%. Further for the first time it was ordered that the allottee could visit the site to ascertain the quality of construction.</p> <p>In addition, the respondent was directed to submit a certificate that construction was being carried out according to the provisions of the Haryana Building Code with further directions to file an affidavit regarding payment of EDC, IDC to the competent authorities.</p> <p>Also, the District Town Planner, Gurugram was directed to visit the site along with Superintendent Engineer, HUDA, Gurugram to ascertain the quality of construction and in case it comes to notice of the authority that quality of construction is not as per specifications, it shall be treated as violation of directions of the authority and necessary penal proceedings shall be initiated against them.</p>
	28.	<p>CR/647/2018</p> <p>The case was regarding delay possession charges but the counsel for the respondent submitted that the project shall be completed within a period of 4 months from the date of renewal of license by DTCP Haryana.</p> <p>The authority was of the view that the matter will be expedited for renewal of the license by the office of DTCP at the earliest. A letter in this regard was also written to DTCP Haryana by the Authority’s registration branch.</p>

			DTCP was directed to appear in person on the date of hearing but failed to comply with the order of the authority. The Authority in view of the non-compliance by DTCP imposed a penalty of Rs.5,000/- upon DTP. Further, keeping in mind that the project may be completed within reasonable time the Authority had to grant DPC along with interest
		29.	CR/332/2018
			The major concern of the complainant was that the respondent had charged PLC for the park facing flat however the flat allotted was not a park facing flat for which the respondent was charging the amount. After, inquiry in this regard, the Authority observed that the said flat is not park facing. Accordingly, the authority directed that the PLC charges were not applicable in the present complaint and adjustment was to be made if charges were already paid by the complainant.

SECTION A-4(B)

LEGISLATIVE WORK

	B.	Legislative Work		
		Powers to make regulations under Section 85 of the Real Estate (Regulation and Development) Act, 2016 empowers the authority to make regulations from time to time in order to devise its procedure for effectively carrying out its work. During the year 2018-2019 the authority has made the following regulation		
		S.N.	REGULATIONS BY THE AUTHORITY	NUMBER
				DATE OF NOTIFICATION IN THE OFFICIAL GAZETTE OF HARYANA GOVERNMENT
		1.	The Haryana Real Estate Regulatory Authority, Gurugram, (Engagement of Staff on Contract Basis), Regulations, 2018.	04/RERA GGM Regulations 2018
		2.	The Haryana Real Estate Regulatory Authority, Gurugram, (Appointment of Adjudicating Officer) Regulations, 2018	05/RERA GGM Regulations 2018
		3.	The Haryana Real Estate Regulatory Authority, Gurugram, (Registration of Projects), First amendment Regulations, 2018.	06/ RERA GGM Regulations 2018
		4.	The Haryana Real Estate Regulatory Authority, Gurugram (Change of name and incorporation of other amended details of already registered real estate agents) Regulations, 2018.	07/RERA GGM Regulations 2018.
		5.	The Haryana Real Estate Regulatory Authority, Gurugram (copies of records) Regulations, 2018.	08/RERA GGM Regulations 2018
		6.	The Haryana Real Estate Regulatory Authority, Gurugram	09/RERA GGM Regulations 2018

			(Late Fees for Registration of On-going Real Estate Projects) Regulations, 2018.		
		7.	The Haryana Real Estate Regulatory Authority, Gurugram (Dress Code), Regulations, 2018.	10/RERA GGM Regulations 2018	Notification date- 2018-12-05
		8.	The Haryana Real Estate Regulatory Authority, Gurugram, (Forfeiture of earnest money by the builder) Regulations, 2018	11 /RERA GGM Regulations 2018	Notification date- 2018-12-05
		9.	The Haryana Real Estate Regulatory Authority, Gurugram (Quarterly Progress Report) Regulations, 2018.	12/RERA GGM Regulations 2018	Notification date- 2018-12-05
		10.	The Haryana Real Estate Regulatory Authority, Gurugram (Processing Fee for Registration of Real Estate Projects) Regulations, 2018.	13/RERA GGM Regulations 2018	Notification date- 2018-12-06
		11.	The Haryana Real Estate Regulatory Authority (Processing Fee for Registration of Real Estate Projects) First Amendment Regulations, 2019.	14/RERA GGM Regulations 2019	Notification date- 2019-02-14
		12.	The Haryana Real Estate Regulatory Authority Gurugram (procedure to be followed in the hearing of complaints, causes and other matters by the authority) Regulations, 2019.	15/RERA GGM Regulations 2019	Notification date- 2019-02-14
		13.	The Haryana Real Estate Regulatory Authority Gurugram (Adjudication of Execution Petition) Regulations, 2019.	16/RERA GGM Regulations 2019	Notification date- 2019-02-26

SECTION A-4(C)

Outreach Programme

	C.	Outreach Programme	
		1.	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 Mondays of every month for the real estate agents.
		3.	Interactive sessions were organized with the Ph. d Chamber of commerce about the various provisions of the RERA Act, 2016.
		4.	Grievance redressal camps for the allottees were organized once in a week.
		5.	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 RERA Act compliant?
		(c)	Which information does a builder need to provide under RERA Act, 2016?
		(d)	How to register a project under RERA Act, 2016?
		(e)	How will RERA Act impact insurance cost for construction and land title?
		(f)	How can brokers/real estate agents become RERA Act, compliant?
		(g)	When and How should you file a complaint under RERA Act, 2016?
		Display Boards have further provided information relating to:	
		(a)	Registration
		(b)	Title representation
		(c)	Responsibilities of brokers
		(d)	Insurance against land title and construction of project
		(e)	Continual disclosure by promoters
		(f)	Standardization of sale agreement
		(g)	How will RERA Act, 2016 impact Home Buyers?
		6.	Interactive sessions with the Developers/Promoters was organized at the Office of the Authority for educating them on the compliances and obligations which a

			promoter is required to comply with from time to time as provided under the Act on 4 th Saturday of every month. One of the key focus of the session was to highlight the key obligations to be complied with, penalties provided under the Act in case of non-compliance by the promoter/developer not only for non-registration but also in case of delay in delivery of possession as well as the remedies available to the developer/promoter in case of non-compliance by the allottee.
		7.	Workshop and interactive session was organized on 1 st and 3 rd Saturday of every month. by the officials of the Authority on the compliances required to be done by the Real Estate Agents and penalties that may be levied in case of non-compliance of the obligations enumerated in the Act.
		8.	Interactive session with the Allottees and Resident Welfare associations for creating awareness amongst them about the rights and liabilities of the allottees as provided under the Act. Recourses and reliefs available to them in the event the promoter/developer defaults in fulfilling its obligations as per the Act.
		9.	Interactive Session with Lawyers was organised on 1 st Monday of every month regarding the process for filing complaints before the Authority and Adjudicating Officer, fees to be paid etc, form and mode of payment and filing of complaints. Further, the key objective of the session was to apprise the lawyers of the rights, obligations, compliances to be done by the promoter as well as the allottees, penalties that can be imposed in case of non-compliance of the provisions by both.
		10.	Knowledge transfer seminars were arranged from time to time by the officers of the Authority wherein information about the Act, how to use the website, operation of the portal etc. was lucidly explained to large audiences through informative and interactive power point presentations.
		11.	Participation of HARERA in various seminars and workshops organized by government and private bodies with an objective to brainstorm with various stakeholder to improve the implementation of RERA in the country.
		12.	Workshop on process of registration of projects under the Act on 1 st working day of every month. One of the key focus of the session was to highlight the importance and benefit of being registered under the Act, registration forms, fees to be paid, process for registration, documents to be submitted, timelines to be followed, categories of projects falling under the purview of the Act.
		13.	Workshop for numerous stakeholders including Promoters, real estate agents, Consumers, Lawyers, Chartered Accountants, Architects, Engineers and so on was organised every three months. The objective of the programme was to enhance awareness of key provisions of RERA and encourage stakeholder inputs and participation.

SECTION A-5

Capacity Building

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, 2016 was organized with the representatives of resident's 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, 2016 was organized for the architects, town planners and engineers. This seminar was attended by large number of technical representatives.
5.	IT Training of all HARERA officers and employees to educate them on how to register complaints online on the website of RERA. Also the legal officials were given training on how to update dates of hearing of the matters, uploading of zimnis (daily orders), judgments passed by the authority as well as the adjudicating officer on the website for the public information.
6.	Conciliation Forum Trainings for the Legal Officers and Hon'ble Members was imparted to educate them on the importance of conciliation and mediation for speedy dispute resolution between the parties. The objective of this training is to reduce the number of complaints being filed by both the allottee as well as the developer by arranging a meeting between the parties to mitigate their dispute without filing of complaint to safeguard time and expenditure of the parties as well as for speedy recourse.
7.	Workshop on the relevant and key features of the Act, role of the officers/officials of the Authority in day to day working of the Authority as well as the code of conduct to be followed was also imparted from time to time.
8.	Workshop on Prevention of sexual harassment of women at workplace of all the employees of the Authority as well as what steps can be taken to safeguard the same was done at various intervals.
9.	An orientation workshop was conducted for the employees of HARERA for Project monitoring – Quality of Construction, redressal of Complaints, bringing financial discipline in the Industry, well –functioning of IT system (RERA Web portal) and Public awareness through the media.

	10.	Monthly meetings held by the Officials of the Authority to discuss the progress of the month, difficulties if any and suggestions to remove the same. Further latest judgments with respect to RERA are also discussed in order to keep all the officials abreast with the latest developments and norms laid down in these judgments which the Authority should keep in mind while passing daily orders as well as judgments.
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SECTION A-6

International Engagements

VI.	INTERNATIONAL ENGAGEMENTS
	In the first year, HARERA was focused on driving the implementation of Act hence was not part of any International Engagements. However, in the FY 18-19 the following webinars and VC's were organized by the Authority for having interactive sessions with the officials of various international RERA Authorities as well as lawyers.
1.	Webinar with Senior Associate at the Association of Real Estate License Law Officials, founded in 1930 in Canada, supports regulatory agencies in the administration and enforcement of real estate license laws in their respective jurisdictions. Among its positions, the organization encourages licensure and education recognition between jurisdictions. During the interaction various aspects of regulatory agencies and practices being carried by the enforcement office in Canada was discussed at par with the policies being followed in India for regularising the real estate sector.
2.	Telephonic interaction with one of the Lawyer practicing real estate in Toronto, Canada on the critical legal issues faced in the Real Estate Market and what are the similarities in the real estate dispute resolution in India and abroad. Further it was also discussed in detail the penalties, coercive measures that are being taken to combat malpractices by the real estate agents and developers in Canada as well as India. What are the probable steps that can be taken for smooth, transparent and effective functioning of the statutory bodies for enhancing this sector was also discussed at length.
3.	Webinar with Associate Vice President of DLF procurement based out of Bonn, Germany on the impact of Real Estate Act in India, importance and drawback from the point of view of an allottee. It was also discussed in detail the issues which are commonly faced even after RERA enactment. Suggestions as to how the sector can be improved for the betterment of public at large.
4.	Telephonic interaction with the honorary consul of the Republic of Seychelles on the transition of real estate sector and its implication on the economy at large. The role of real estate regulatory authorities and to what extent the same have been beneficial in regularizing this sector was also discussed.
5.	Telephonic discussion was done with Mahmoud Hesham El Burai, Senior Advisor, Real estate Regulatory Agency Dubai, Chairman, Middle East Sustainable Development Institute regarding how should we regulate the real estate industry. Mr. Mehמוד stated that one of the reasons for low confidence of the consumers is that the real estate market does not have official, and therefore credible, access to performance indices or accurate information on supply, demand, property sales prices, ownership records and other important market variables. These things, of course, reflect on the quality of foreign direct investment (FDI) in the real estate market, as we see more individual investors, rather than high quality institutional investors. In turn, this lack of quality investors affects everything from affordable sales and rent prices to disregard for laws protecting tenants' rights. That

	<p>applying the 10 principles of human rights, labour rights, environmental protection and anti-corruption, we have discovered that, throughout the world, real estate is one of the sectors that least adheres to sustainability and best practices. Real estate, as an industry affecting everyone's lives, should integrate stakeholders in its vision, strategies and businesses. Mr. Mahmoud pointed out that the roadmap for the future of the real estate market should be based on:</p>								
	<table> <tr> <td>(i)</td><td>Governments strengthening real estate market transparency, governance and resilience, linking it to the country's vision and future.</td></tr> <tr> <td>(ii)</td><td>Transparency, governance and affordability needs to be looked at from competitive point of view, given their impact on a country's competitiveness and FDI attraction capabilities.</td></tr> <tr> <td>(iii)</td><td>Housing affordability should be at the centre of each government's urban policies and economic strategies, in a way that capitalizes on the multiple stakeholders.</td></tr> <tr> <td>(iv)</td><td>Continuous monitoring of the real estate market and its cycle is important for an anti-fragile real estate market that avoids crises, and cycles in a way that benefits the economy, and emerges stronger.</td></tr> </table>	(i)	Governments strengthening real estate market transparency, governance and resilience, linking it to the country's vision and future.	(ii)	Transparency, governance and affordability needs to be looked at from competitive point of view, given their impact on a country's competitiveness and FDI attraction capabilities.	(iii)	Housing affordability should be at the centre of each government's urban policies and economic strategies, in a way that capitalizes on the multiple stakeholders.	(iv)	Continuous monitoring of the real estate market and its cycle is important for an anti-fragile real estate market that avoids crises, and cycles in a way that benefits the economy, and emerges stronger.
(i)	Governments strengthening real estate market transparency, governance and resilience, linking it to the country's vision and future.								
(ii)	Transparency, governance and affordability needs to be looked at from competitive point of view, given their impact on a country's competitiveness and FDI attraction capabilities.								
(iii)	Housing affordability should be at the centre of each government's urban policies and economic strategies, in a way that capitalizes on the multiple stakeholders.								
(iv)	Continuous monitoring of the real estate market and its cycle is important for an anti-fragile real estate market that avoids crises, and cycles in a way that benefits the economy, and emerges stronger.								
6.	<p>During a video conferencing with one of the officials of Real Estate Authority (REA) Wellington a detailed interaction regarding the steps that can be taken to promote real estate business, how the rights of the consumers/buyers can be safeguarded as well as imbibing of confidence of the buyers in the real estate agents and developers by formalizing stringent rules and regulations for the agents as well as developers can be achieved. Interestingly, unlike India, for being registered as a real estate agent there are set of qualifications and other criteria which are required for any real estate agent to be registered in New Zealand was brought to our notice. Even there are three different classes of licencing like licence as a real estate agent, sales person and branch manager for each different licencing there is a particular certificate which is required for applying the licence to practice.</p>								
7.	<p>An elaborate video conferencing session was held with the Board of Valuers, Appraisers, Estate Agents and Property Managers which has been set up in 1981 under the purview of the Ministry of Finance, Malaysia. The operation of this Board is governed by the provision of Valuers, Appraisers, Estate Agents and Property Managers Act 1981 and its primary function is to regulate the Valuers, Appraisers, Estate Agents and Property Managers practising in Malaysia. The board also shared vide email the Estate Agents (Disciplinary Proceedings) Regulations 2011, the perusal of which shows that separate summary proceeding are held against any real estate agent for noncompliance of the norms laid down by the Government of Malaysia and any kind of malpractice being done by the agents. From the document it can be also inferred that the board of valuer of Malaysia works in a similar manner in which the Real Estate Regulatory Authorities are working in India with respect to taking cognizance of matters either on complaints filed by the consumers or suo-motu.</p>								

SECTION A-7

Impact on Allottees

VII.	IMPACT ON														
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SECTION A-7(B)

Impact on Promoters

	(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 since 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 the regulations framed by the Authority requires deposit of voluminous and authentic documents from the promoters/developers and also during the entire process of construction of the real estate project it is under the constant monitoring by the Authority which has reduced the chances of fraud and unethical practices to a great extent.
		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 Act, 2016 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 boost customer confidence in the industry and consumers to invest more in the sector.
		7.	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: <ul style="list-style-type: none"> • No launch or advertisement without prior registration with HARERA. • Promoter will be required to share information about project plan, lay out, 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.

			<ul style="list-style-type: none"> • Promoter to charge for carpet area and cannot charge for super area as built up area. • Promoter not to use money deposited by the allottee for a specific project 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 to be made to the project. • 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 timely. • 70% of the fund collected from allottee need to be deposited in the project account. Withdrawals to cover construction and land cost 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 of project bank account. • Interest on delays will be same for promoter and allottee.
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SECTION A-7(C)

Impact on Real Estate Agents

	(c)	<p>Real Estate Agents</p> <p>Traditionally, the Indian real estate agents have been an unorganized segment of this sector. However, the Real Estate (Regulation and Development) Act, 2016 makes it mandatory for the brokers to register themselves to facilitate a transaction. As per the provisions of the Act, brokers will no longer be able to sell properties unregistered with the Authority. They will also be penalised in case of wrong information given to buyers regarding the property. However, the fear amongst industry players is that many unorganised brokers will find themselves out of work. Agents need to pay a fee in order to register themselves. Moreover, in the case of builders flouting on their promises, agents will be penalised.</p> <p>Further the impact on real estate agents is as under:</p> <ul style="list-style-type: none"> • No agent can sell any project without prior 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 from time to time. • No agent can sell a project which is not registered with HARERA. • No agent can involve in an unfair trade practice. • 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 agents can be revoked or blocked, if any violation is made to the conditions of registration for a specified period of time and penalty can be imposed on them.
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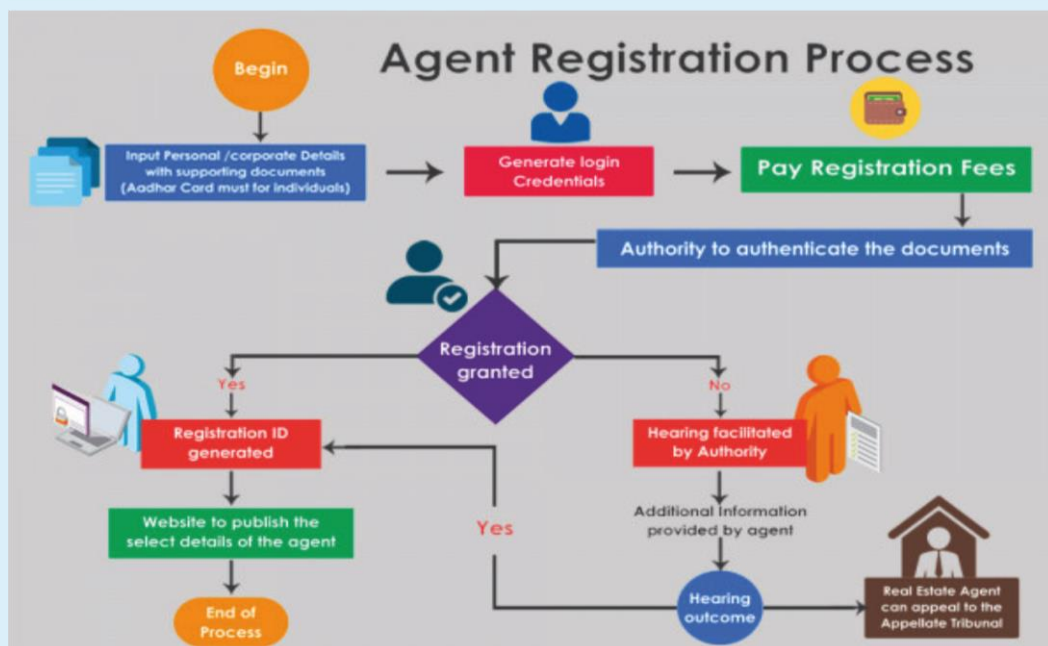
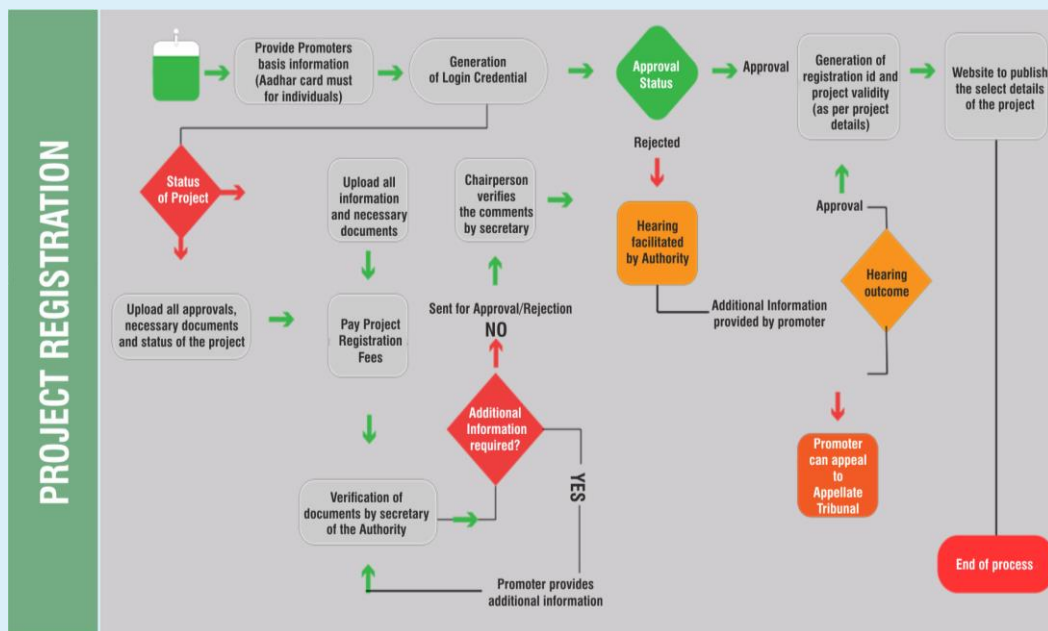
SECTION A-7-(D)

Impact on Economy

	(d)	<p>Economy</p> <p>With RERA's Act, stipulated compliances and regulations, the projects are launched in less frequency than before. With new launches getting spaced out the appetite for existing inventories had gone up but has eventually dwindled. This equation has altered the ongoing demand and supply proposition affecting the pricing across the country.</p> <p>At the same time while the regulations framed by the authority have called for a much strict compliance and transparency which may have resulted in a push in the real estate prices especially for new project launches, the large amount of inventory overhanging in the system has probably kept the price rise at bay till the supply gets over.</p> <p>It is well-known that residential real estate creation was historically dependent on customer advances. As customers booked homes, the initial capital flowed in. Stage-wise payments from customers ensured that the construction process remained a customer-funded activity. Often, in the absence of a transparent mechanism and due to lack of disclosure mechanisms, the payments thus received were deployed in other projects as well. One of the fundamental changes brought about by RERA was a halt to this practice of diversion of funds to other projects or land purchases. 75% of the funding received for a certain project, was to be deposited in escrow and full disclosures were required. This did create a grind for the developers, who could no more use customer advances for any activity other than what it was meant for. The downward movement in prices has been increasingly arrested in 2018 and continues along the upward path. It can be understood that while the flurry of reforms and various policy measures sent successive shock-waves in the real estate industry, the eventual acceptance of the new reality is sinking in. The supply side has clearly begun learning the dynamics of this changed environment, and has been redrawing its business models.</p>
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SECTION B

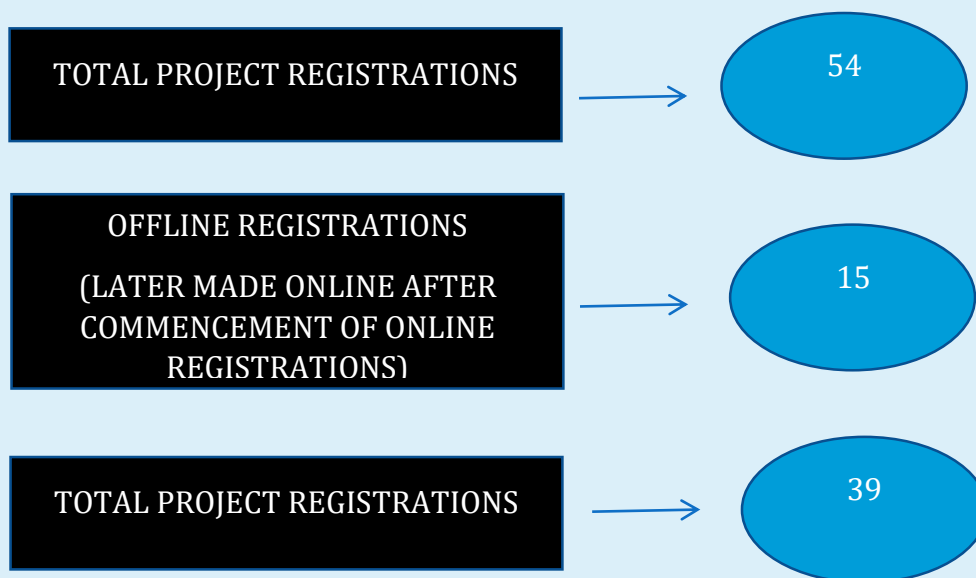
Registration of Projects and Real Estate Agents under the Act



SECTION B-I

In relation to Projects

The Authority commenced online registration process from 7th October, 2017. In total 54 project registrations have been granted during F.Y. 2018-2019. Of these 15 project Registrations have been granted offline between 1st April, 2018 - 7th October, 2018 which were later made online after the commencement of online project registration. 39 online project registrations were made between 7th October, 2018 to 31st March, 2019. The distribution of the same is as follows¹:



¹ A detailed list is attached as per the prescribed format marked 'Annexure A' with this report.

SECTION-B-II

In relation to Real Estate Agents

The Authority since its inception and coming into force has been endeavouring to get the maximum real estate agent registered with the authority. During the F.Y. 2018 – 2019 the Authority has successfully registered 523 number of Real Estate Agents and accordingly registration certificates were issued. Stringent measures are also taken by the authority in the event any noncompliance has been done by the real estate agent.²



² A detailed list is attached as per the prescribed format marked 'Annexure B' with this report.

SECTION-C

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

C.	NUMBER OF CASES FILED BEFORE THE AUTHORITY AND THE ADJUDICATING OFFICER FOR SETTLEMENT OF DISPUTES AND NUMBER OF CASES DISPOSED OF			
	S.N.	No. of case pending in the last quarter with the Authority	No. of cases received during the quarter by the Authority	No. of cases disposed of by the Authority
	1	1400	4117	2717
	S.N.	No. of case pending in the last quarter with the Adjudicating Officer	No. of cases received during the quarter by the Adjudicating Officer	No. of cases disposed of by the Adjudicating Officer
	1	NIL	NIL	NIL

SECTION-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

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		
	S.N.	Details	Remedial steps taken
	1	Every 1st and 15th Day of the Month, list of all the promoters who have not updated their projects in the past three months is extracted. The concerned officer of the Authority visits the project site of the developer/promoter in contravention of the provisions of the Act like incorrect or false statement mentioned in the advertisement or prospectus (sec 12), the promoter not adhering to the sanction plans and project specifications (sec 14), structural defect or any other defect in workmanship, quality or provision of services etc.	Reminder email/notices are sent to all the developers/ promoters for compliance of the said provisions. Further, periodical visit to the sites of the promoter were also made to monitor the progress of compliances under the Act.
		Every 5th Day of the Month, list of all projects whose validity is about to be completed in next three months is extracted	Reminder email and notices are sent to the developers/ promoters to upload relevant documents and apply for extension
		Quality audit on the project sites of the developer wherein complaints have been received regarding contraventions by the promoter as well as by taking suo-motu cognizance	Officer of the Authority visits the project site and/or any other enquiry officer is appointed for the said purpose to do due diligence of the project and submit the report accordingly. The Authority on receipt of the report either issues show cause notice to the developer/promoter or may initiate a suo-motu complaint against it.
		The Authority on every last day of the month holds interactive meetings and mediation with respect to the complaints received from the	The Authority after hearing the parties tries to mitigate the matter by advising and urging the allottees to make timely

	<p>promoters against the buyers/allottees for non-compliance of the provisions provided u/s 19(6) of the Act regarding untimely payment of the dues to the developer/promoter against the sale of the units</p>	<p>payment of the instalments and/or dues payable by them.</p>
	<p>Every 20th Day of the month complaints are heard against the allottees who refuse to form Association despite major units of the project having been transferred to various allottees after execution of the Agreement for sale.</p>	<p>The Authority after hearing the parties advise the allottees to amicably settle the dispute between them and the developer and to take over the maintenance of the project by forming an Association. The promoter/developer is also advised to approach the Authority in the event the allottees fail to comply and/or in the event no consensus is arrived at between the parties</p>
	<p>The Authority receive several complaints regarding non – compliance of the provisions u/s 19 (10) of the Act by the allottees for not taking the possession of the unit despite being provide with the occupancy certificate by the promoter/developer. The authority on receipt of any such complaints first refer the parties to mediation for settling the matters amicably.</p>	<p>The Authority refers such matters for conciliation so that the matter can be settled between the parties amicably in order to save time as well as the expenses of lengthy litigation and speedy recourse. In the event parties fail to arrive at any amicable solution the disputes are then referred to the Authority to be dealt as per the provisions of the Act provided for hearing and disposal of complaints</p>
	<p>The Authority at the beginning of every month review of the licenses issued to the real estate agents for any non-compliance and mal practices by such real estate agents. The Authority also calls upon those real estate agents to submit the books of record, accounts, documents, declaration as provided u/s 10(b) of the Act.</p>	<p>In the event the Authority finds any discrepancy in the statement and declaration provided by the real estate agents, it issues a show cause notice giving an opportunity to the agent to rectify the errors apparent as well as may also impose penalty on the agent if proved guilty.</p>

SECTION-E

Statement on steps taken to mitigate any non-compliance of the provisions of the Act and the rules and regulations made thereunder by the promoters, Allottees and Real Estate Agents

E.	STATEMENT ON STEPS TAKEN TO MITIGATE ANY NON-COMPLIANCE OF THE PROVISIONS OF THE ACT THE RULES AND REGULATIONS MADE THEREUNDER BY THE PROMOTERS, ALLOTTEES AND REAL ESTATE AGENTS			
	S.N.	Subject	Steps taken	Results achieved
	1.	Authority digitized the process for citizens to inform through email/in person about projects which ought to be registered but have not been registered	On receiving of such information/ complaint, a designated team undertakes multiple levels of scrutiny to determine the veracity of the case. Accordingly, notices directing to register with the Authority their project is sent.	Till date very effective resolutions have been achieved by taking timely and appropriate steps in getting the projects registered under the Authority and has been successful in instilling confidence in the buyers
	2.	Authority also launched facility for citizens to file complaints against projects which ought to be registered and have not been registered.	The matters are heard in a summary manner as provided under the provisions of the Act as well as penalty is also imposed on such developer/promoter.	During the financial year around 2717 matters have been disposed.
	3.	Projects which are unauthorized and lack basic approvals	HARERA writes to concerned planning authority for demolition/cancellation of licenses of such project	These steps have been able to revive the confidence of the buyers in this sector as well as have imbibed in the promoters a sense of responsibility to duly comply with all the provisions provided under the Act.
	4.	Forensic Audits	HARERA has been directing forensic audits of the accounts of the promoters wherein it may	It has created a sense of fear of compliance in the minds of the promoters and has to

			have received any information or complaint from the consumers regarding misuse and syphoning of the funds from one project to another	a great extent negated the chances of misuse and parking of funds in some other projects or accounts by the promoters.
	5.	Quality Audit and visit to the site by the allottees	Pre RERA there was a monopoly by the developers to not let the allottees visit the project site so that they can manipulate the project development as per their own whims and fancies. Also, there was a great deal of difference between the quality of construction promised and provided at the time of handing over of the possession of the unit	RERA has taken suo-motu initiative and cognizance in resolving all these mal practices. Quality visits have been a regular practice being initiated by the Authority and the allottees are made to visit the project sites accompanied by RERA officials resulting in imbibing trust in the minds of the allottees and sense of responsibility in the minds of the promoters.

SECTION-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

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				
	S.N.	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 Ltd.	Suo – Motu penalty	30,00,000/-	Paid on 11.04.2018
	2	M/s Black Berry Realcon	Penalty for non – compliance of the provisions of the Act	10,00,000/-	Paid on 14.05.2018
	3	M/s Ansal Housing & Construction Ltd.	Penalty for advertisement without prior registration	2,50,000/-	Paid on 07.09.2018
	4	BPTP Ltd.	Token Penalty	5,00,000/-	Paid On 20.12.2018

S.N.	Name of the Allottee	Details of the directions issued by the Authority/ Adjudicating Officer	Penalty/ Interest/ Compensations imposed	Whether paid
1	NIL	NIL	NIL	NIL

Note: The Adjudicating Officer was not appointed in the FY 2018-19 hence no such order passed in this regard.

SECTION-G

Investigations and inquiries ordered by the Authority or the Adjudicating Officer

G.	INVESTIGATIONS AND INQUIRIES ORDERED BY THE AUTHORITY OR THE ADJUDICATING OFFICER
	During the financial year 2018-19, 7525 numbers of complaints were received by the authority out of which 2016 numbers of complaints have been disposed of and dismissed. During proceedings many inquiries were ordered by the authority.
1.	<p>Investigation of Projects</p> <p>Section 35 of the Real Estate (Regulation and Development) Act, 2016 authorises the Authority to call for information and conduct investigation. There were many instances where the Authority considered it expedient to do so either on a complaint or suo- moto relating to this Act or the Rules or Regulations made thereunder and ordered an inquiry in relation to the affairs of promoters or allottees or real estate agent. In large number of cases number of investigation and inquiries have been ordered by the authority which are detailed below:</p> <p>There were half dozen of cases where there was an allegation either of association of the allottees/resident welfare associations or by a section of the allottees that funds have been diverted/syphoned. In such cases professionals were appointed to make inquiry specifically to ascertain whether any diversion of funds has taken place and whether 70% of the amount kept in the project RERA compliant account has been used as per the provisions of the Act after coming into force of RERA Act, or in case of ongoing projects whether in the newly opened RERA compliant account after completion of the project, the available amount is 70% of the amount collected from the allottees minus expenditure incurred or paid so far for the construction cost and proportionate land cost. If this amount is not available and excess amount has been withdrawn earlier then the promoter has been asked to deposit the balance to this RERA compliant account so that funds are available to complete the project as per provisions of the Act.</p> <p>There were complaints also regarding diversion of funds where it was to be ascertained whether the funds now to be collected from the allottees of sold inventory and construction cost of unsold inventory is less than cost of construction of the left out work i.e. funds required for completion of the project. In some cases forensic audit was also conducted by engaging firm of international repute.</p>
2.	<p>Inquiries regarding percentage of physical work/quantitative assessment</p> <p>During proceedings in the complaints matters were brought to the notice of the authority that there are numerous disputes regarding percentage of work done and/or completed by the developer. It was necessarily required to ascertain as to how much work is left out to be taken up henceforth. An inquiry both in relation to work done so far as well as left</p>

		<p>out work has to be got conducted. In some of the cases quantitative survey was got conducted for which international reputed firm were engaged such as the Quantum Infra. In many cases retired engineers and architects were assigned to do quantitative assessment assignments.</p>
	3.	<p>Qualitative Inquiry/Assessment of the Authority</p> <p>There were also complaints regarding poor quality of construction both in respect of ongoing projects as well as completed projects. Now it is the responsibility of the promoter to rectify structural defects or any other defect in the quality of construction or provision of services as per the agreement for sale brought to the notice of promoter within a period of 5 years by the allottees from the date of handing over possession, the promoter is liable to rectify. In large number of cases, inquiries were conducted as on one side the allottee was alleging defect and on the other side the promoter was claiming otherwise. In such cases inquiries were got conducted from the professional staff of the Authority and wherever such complaints were found inappropriate after inquiry the promoters were directed to rectify defects within stipulated time frame.</p> <p>This is the duty of the promoter to provide whatever has been promised either at the time of booking or allotment or execution of agreement for sale and this obligation must be fulfilled without fail. There were complaints that whatever has been promised either through prospectus or at the time of agreement for sale has not been handed over by the promoter. In such cases both in respect of layout, size and specifications, inquiries were ordered and based on inquiry report, the relief was granted and wherever allottee was interested to take compensation, he was advised to make an application before the adjudicating officer.</p>

SECTION-H

Orders passed by the Authority and the Adjudicating Officer

H.	ORDERS PASSED BY THE AUTHORITY AND THE ADJUDICATING OFFICER
	<p>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. Section C of the report details the Orders passed by the Authority and Adjudicating Officer. During the FY 2018-19, the authority has received 4117 complaints and disposed 2717 cases. The Authority has been giving varied orders on case to case basis ranging from suo- motu action for non-registration of complaints, direction for enquiry, costs for non- filing of replies in time, DPC along with interest at the prescribed rate of interest, arrest warrants for non-compliance of the orders. The Authority has maintained a balance between the allottee as well as the promoters by passing orders wherein directing the allottees to pay the balance dues and take over the possession of the unit where OC's have already been issued.</p> <p>Details of each of these cases along with rulings are listed at the website for information.</p> <p>However, the Adjudicating Officer was not appointed in the FY 2018-19, hence, no orders passed by the Adjudicating Officer in the said Financial Year.</p>

SECTION-I

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 – Total no. of complaints filed before the Authority during the FY 2018-19 were 7525 wherein 3425 hard copies were received, and 2016 matters were disposed/dismissed. However, during the said FY except cost imposed on non-filing of reply no other monetary penalty was imposed.
(ii)	Matters referred to court under section 59 – 205 notices were sent in non-compliance of Sec 3 thereby attracting the penalty under section 59
(iii)	Matters referred to court for execution of order under section 40 - NIL

SECTION-J

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

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. Whereas during the F.Y 2018-2019 no Adjudicating Officer has been appointed in the authority.
	(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.

SECTION-K

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.”

The details of Appeals during the Period 01.04.2018 to 31.03.2019

No. of appeals filed against the orders of the Authority or the AO in the year	No. of appeals pending at the beginning of the year	Appeals filed during the year	No. of appeals admitted by Appellate Tribunal during the year	No. of appeals not admitted by Appellate Tribunal during the year	No. of appeals allowed by Appellate Tribunal during the year	No. of appeals not allowed by Appellate Tribunal during the year	Brief write-up on the no. of appeals allowed by the Appellate Tribunal
123	-	123	123	-	Not available	Not available	Not available

SECTION-L

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.

SECTION-M

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

M.	ADVOCACY MEASURES UNDER SUB-SECTION (3) OF SECTION 33	
	<p>Sub section 3 of Section 33 of the Real Estate (Regulation and Development) Act, 2016 provides as under:</p> <p>“33. Advocacy and awareness measures: (3) The Authority shall take suitable measures for the promotion of advocacy, creating awareness and imparting training about laws relating to real estate sector and policies.”.</p> <p>HARERA has been endeavouring to comply with the above provisions by regularly attending and participating in various seminars, workshops, webinars both on national and international level to educate and profess RERA Act's rules and regulation for the awareness of not only its own employees but for other stake holders as well. Some of the key events organized and attended by the Authority are as under:</p>	
	(a)	Training and awareness programmes for the real estate agents
	(i)	Awareness and training programmes for the real estate agents were conducted in the office of the Authority. A group of real estate agents were imparted training every week regarding the provisions of the Act.
	(ii)	Grievance redressal camps were organized for the allottees on 1st and 3rd Monday of every month for the allottees.
	(b)	Training and awareness programmes for the Promoters
		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
		To make the allottees aware about their rights and duties, 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)	Workshops on various law points 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 was organized by Labour 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 spread awareness amongst 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 regarding various provisions of the RERA Act, 2016.	
	(e)	Interactive Session with Mr. Rakesh Mohan, Senior Fellow at the Jackson Institute for Global Affairs, Yale University; on the book “70 Policies that Shaped India” by Gautam Chickermane. Mr. Mohan briefly narrated the transition of India’s economic Development since Independence till date. How the Indian Economy has grown at a steady clip even since Independence. The development in the legal framework and structure of the country over seven decades and 70 policies and enactments introduced till current regime which can be described as the changing bed rock of Indian strategy over time. He further discussed how the expression of policy change is done through explicit policy announcements; legislative enactments are made and old ones are repealed with new institutions being established.	
		The e- copy of the book was also shared with us. The book is more of like a handbook, a ready reckoner, a window through which a look at the 70 landmark economic policies including the Real Estate Regulation Development Act that have been crafted over the 70 years of Independent India. These policies are outward expressions of India’s deeper economic experiments, first with an in- ward looking import substitution model and then with increasing globalisation – an expanding consumer market and an export – led initiative. It was exhaustively discussed that one of the most striking and tragic contradictions of India’s policy making has been around real estate and how the enactment has delivered to thrive for the welfare and upliftment of this sector.	
	(f)	Webinar on “India’s Realty Roller Coaster” organized by CRISIL held on October, 2018 having key speakers Mr. Rahul Prithiani, Director CRISIL Research; Mr. Sunil Rohokale, CEOP & MD ASK Group; Mr. J C Sharma, Vice Chairman & MD Shobha Ltd. The key points of the webinar discussion are as under:	
		1	Dynamics of upcoming residential supply across top 6 cities;
		2	Short-to-medium term demand and price scenario vis a vis real estate market
		3	RERA – Impact on the sector and business models
		4	Near – term credit risks in residential and commercial portfolios of the developers
		5	Whether the Sector is headed for revival
		6	REITs and its potential in India
(g)	Seminar on Consumer Guidance on the RERA Act. Senior Officials from the Real Estate Regulation Authority/Department of Housing and Urban Development, CREDAI representatives and Consumer Groups spoke in the Seminar. The seminar discussed broadly on the key features of the RERA Act highlighting on the purpose of the Act being to create a more equitable and fair transaction between the seller and the buyer of properties and to enhance accountability as well as transparency in the real estate sector acts as a catalyst in boosting the investments in the sector.		
(h)	2 days knowledge colloquium on real estate regulatory act which was attended by various stake holders being consumers, developers, advocates, real estate agents, professional organizations, architects etc. The salient points of discussion of the workshop was the various provisions of the Real Estate Act, rights and obligations of various stake holders and penalties that can be imposed for noncompliance of the provisions of the Act. Important definitions like carpet area, immovable property, internal development works, occupancy certificate, promoter etc. were also discussed in detail. Further, it was stressed that certain compliances like prior registration of real estate projects is mandatory even before marketing of any real estate project, registration of real estate agents is also		

		mandatory and any noncompliance of the provisions under the Act shall attract penalty along with imprisonment.
	(i)	For effective implementation of the Real Estate Act, the Housing and Urban Affairs Ministry need a day-long workshop for home-buyers, bank representatives, builders and other stakeholders from northern states on November 15, 2018. Various stake holders and regulatory authorities including HARERA attended the said workshop. Issues pertaining to the legislation of the RERA Act, 2016, which provides proper protection to home-buyers was discussed and how the same can be improved for efficient working of the Authorities.
	(j)	<p>A comprehensive analytical paper was prepared by the Research Department of the Authority to guide how to file RERA complaint against the Builder. The key features of the paper discuss the problems related to possession delay, non-refund for abrupt project suspension, or if the builder started demanding more money than what was agreed to. RERA covers all property-related problems, from what to do if the plan of your house doesn't match to what you were promised, to what actions you can take when a builder doesn't give possession on time. Step by Step guide to filing a complaint under the RERA Act was provided to the attendees. The step by step guide is as follows:</p> <p>Step 1 – To file a complaint with the Authority, the complainant needs to visit the State's official website. On the portal, search for the page of Complaint Registration.</p> <p>Step 2 – Click on the complaint registration link. You will be taken to the complaint form where you are required to fill the details of the complaint.</p> <p>Step 3 – While filing the complaint, homebuyers would be asked to submit their personal details including Name, Address, Contact details, and Project details. Complainants can also attach supporting documents.</p> <p>Step 4 – Once the form is fully filled, the complainant would need to pay a sum of Rs 1,000 for filing the complaint or Rs 5,000 in case the complaint is filed before the Adjudicating Officer. Online payment mode is also available for completing the transaction.</p>

CHAPTER-N

Administration and establishment matter

1.	Report of the Secretary				
	<p>The Haryana Real Estate Regulatory Authority Gurugram started functioning w.e.f. 05.02.2018. Starting new organization like RERA which is endowed with a different and fresh kind of work process and newer manifestation of activities was quite a demanding task. Quite apart from the obvious challenge of tackling new tasks, there was also the need to engage efficient staff who may quickly become accustomed to the Act and its provisions and deliver accordingly. In order to be successful in being able to provide the highest quality of service to the stakeholders it was vital that every aspect of the organization is operated to the best of its ability. Therefore, since inception the Authority administration has assured that every post created, and human capital engaged in the authority add value to the overall functional performance of the Authority towards achieving organisational goals as embedded in the Act, Rules and Regulations made thereunder. The staff assessment is being done in order to analyse various aspects such as what is being done presently and what further improvement is required by identifying causes and remedy. Before staff performance can be monitored, assessed and evaluated, there is a need to ensure that the staff understands the expectations the Authority has in relation to their performance and therefore job charts were prepared to define the scope of work of various persons engaged in the Authority.</p> <p>In assessing the requirement of staff engaged in the authority, the following important aspects were taken into consideration:</p> <ol style="list-style-type: none"> 1. Setting of performance standards by defining scope of work for every post. 2. Assessing actual requirement vis-a-vis the sanctioned posts. 3. Defining the mode of engagement in the Authority. <p>The three member committee constituted by the Authority was assigned the task to deliberate on the requirement of staff according to the workload in the Authority and also to make a detailed study of the staff at present at various levels and make an assessment of the requirement that may arise in future.</p> <p>The Committee carried out job analysis of the total manpower across different wings/cells presently created in the Authority. The job description and job specifications were examined by informal interview as well as observation methods. Presently the work of the Authority is allocated to 11 different cells as depicted in the organisation chart. Primarily, the work commences with receipt of application for registration of projects and Real Estate Agents. On receipt of application for such registration, the planning cell completes the process up to grant of registration certificate.</p>				
	<table> <tr> <td data-bbox="272 1854 376 1906">(i)</td><td data-bbox="376 1854 1394 1906">Planning Cell</td></tr> <tr> <td data-bbox="272 1906 376 2027"></td><td data-bbox="376 1906 1394 2027">The planning cell of the Authority is headed by an Architectural Officer (Ar.O) with M Arch qualification. Besides Ar.O., there are five Planning executives who hold Masters Degree in Planning. For the purpose of work distribution, categories for work</td></tr> </table>	(i)	Planning Cell		The planning cell of the Authority is headed by an Architectural Officer (Ar.O) with M Arch qualification. Besides Ar.O., there are five Planning executives who hold Masters Degree in Planning. For the purpose of work distribution, categories for work
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		<p>assignment are Commercial, Group Housing, Plotted, Plotted (DDJY), Extension and Residential Floors projects. Each category of projects is assigned to a planning executive by the Ar.O. After issuance of acknowledgement for receipt of the application of a project, the Ar.O. assigns the application along with documents to the planning executive concerned. The planning executive carries out scrutiny of the application including checking of authenticity of the required documents filed online as well as offline.</p> <p>The other office work of the planning cell encompasses detachment of demand drafts of application fee and conveying the same to the accounts branch, issuance of notice in case of deficiency in the application form, making necessary preparation for putting up the case before the Authority for the purpose of hearing of the applicant on the stipulated date conveyed to the applicant through notice. The process concludes with the grant of registration certificate.</p> <p>This cell is also responsible for registration of real estate agents. In case of conditional registration, the cell also issues show cause notice for noncompliance of the pending terms and conditions subject to which the registration certificate is issued.</p> <p>It is very likely that with the extension of the existing projects the pace of registration of the new projects slows down. If that be the case of planning/registration cell will also be competent to carry out the project monitoring and check the quarterly progress report.</p>
	(ii)	<p>Complaint Cell</p> <p>The complaint cell is engaged in redressing the complaints/grievances of the buyers. The promoter/developer do have a right to file a complaint in case of non-payment. At present there are 19 Legal Executives and 2 Legal Officer in the complaint cell. The work distribution amongst the Legal executives is done promoter-wise. All executives of the legal cell are people with law background whose task is basically examination of complaints from legal perspective and preparing briefs for consideration by the Authority before and during Court hearings.</p>
	(iii)	<p>Legal Cell</p> <p>Besides complaint cell there is also a legal cell comprising of legal officer and one legal executive. The legal cell looks after such work of the Authority which requires legal examination of the appeals filed by the promoter/ developer/ agents/ buyers against any order/directions of the Authority before the Appellate Tribunal as well as the Hon'ble High Court.</p>
	(iv)	<p>Investigation Cell</p> <p>This wing examines documents submitted by the promoters as well as visits the actual site of construction works for evaluating that the construction is in accordance with the assurance held at the time of the registration and provided in the project details. As the quality of construction may also be required to be adjudicated and disputes relating to licensing, zoning and other similar matters may have to be deliberated upon Authority will require advice of technical persons in such matters.</p>
	(v)	<p>Establishment Cell</p> <p>This wing ensures compliance of all establishment/ personnel/ human resource matters including finalization of terms and conditions of services; and also supports the Authority in providing secretarial assistance, record keeping, receipt & dispatch and coordinating with all other wings.</p>
	(vi)	<p>Accounts Cell</p>

		This cell will support the authority in making all kinds of purchases of miscellaneous items for the office use, maintain record by observing due procedure and carry out its own day to day accounting works which includes receipts of funds & incurring of expenditure under variety of heads as per provisions of Haryana Financial Rules.
	(vii)	Court Proceedings Cells/ Complaints Hearing Cell
		This cell assists the Authority in the court proceeding and in writing the daily orders and judgments after the decision on the grievance. It researches the issues of law to enable the Authority to arrive at legally sound judgments. Decisions delivered by Hon'ble Courts are also studied and a database has also been created.
	(viii)	Authority Affairs Wing
		This wing convenes the meetings of the Authority and prepares the agenda items of such meetings and records the minutes of the meetings; it maintains and updates the decisions taken in the meetings; it also drafts/compiles monthly/annual reports of the authority.
	(ix)	Ex-parte and Execution Cell
		This cell deals with the complaints filed by aggrieved parties as per provisions U/S 31 of RERA Act, 2016. This cell monitors and scrutinizes the complaints filed with authority and it also keeps the updated database of all such grievances.
	(x)	IT Cell
		This cell deals with maintenance of all the systems in the Authority, their updation and upkeep in proper condition and also uploading of judgements in the system.
	(xi)	Authority Secretariat
		The work of the other Cells of the Authority is self-explanatory, a brief description of the nature of work except of each cell is also given towards the beginning of the work manpower required present and succeeding the report. The report encompasses the posts already sanctioned by the Government, number of persons engaged against sanctioned posts as well as the need based manpower engagement by way of outsource, contractually appointed and post retirement engagements. The report also embodies projected increase in manpower on the basis of which new posts should be created so as to cope with the increased work load due to a primarily increase in the number of complaints and grievances over the time.
		Time and again requirement of staff is assessed in accordance with the workload in the authority. Here it is pertinent to note that the work in the authority is increasing manifold as complaints are piling up in large number and so the requirement of manpower is also increasing in the same proportion in order to facilitate the disposal of matters as expeditiously as possible. The promoters/real estate agents are also coming in large numbers to get their registrations done with the authority. The registration and other formalities require a lot of examination and to handle all these facets involved in day to day working, the Authority requires services of technical people who are specialists in their respective fields. Therefore, the staff in the Authority is divided amongst different branches which involve legal branch, planning, investigation and execution branch and for every branch minimum basic staff has to be allotted so that the work may be disposed of in a well-managed, efficient and in professional manner. To move the Authority towards an unerring sense of direction where everyone is paid according to their respective qualification and the experience that he/she possesses, a flowchart has been prepared wherein the concept of inducting legal interns, planning assistants, engineers and programmers on the basis of academic qualification and experience has also been started so that the remuneration of candidates may be as per their competency and these have been approved by the Deputy Commissioner,

		Gurugram. The Authority may also increase the remuneration in deserving cases basis the performance of the candidate found to be excellent and outstanding.
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2. COMPOSITION OF AUTHORITY

Staff Position (2018-2019)

Hon'ble Chairman Office

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Subhash Chander	OSD	Private Secretary
2.	Sh. Satbir Singh	Private Secretary	Retired as Personal Assistant
3.	Ms. Preeti	Junior office Executive/Office Assistant	Outsourced
4.	Sh. Anoop Singh	Driver	Outsourced
5.	Sh. Sumit Kumar	Court Orderly	Outsourced
6.	Sh. Kamal Prashad	Peon	Outsourced
7.	Sh. Deepak Saini	Peon	Outsourced

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

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. H. R. Mehta	Personal Assistant	Retired as Personal Assistant
2.	Sh. Manoj Kumar	Court Orderly	Outsourced
3.	Sh. Hunny Verma	Peon	Outsourced
4.	Sh. Krishan Gopal	Driver	Outsourced

Hon'ble Member (Sh. Subhash Chander Kush)

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Ram Niwas	Private Secretary	Retired as Private Secretary
2.	Sh. Sandeep Kumar Chaubey	Peon	Outsourced
3.	Sh. Mirnal Malik	Driver	Outsourced
4.	Sh. Rakesh Kumar	Court Orderly	Outsourced

Adjudicating Officer (Likely to be appointed. Staff will be utilized as and when Adjudicating Officer appointed)

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Sunder lal Chanana	Personal Assistant	Retired as Personal Assistant
2.	Sh. Pawan Kumar Sharma	Steno Typist (English)	Outsourced
3.	Sh. Pardeep Kumar	Court Orderly	Outsourced
4.	Sh. Brij Kishore	Peon	Outsourced

Secretary (Sh. Partap Singh)

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Amit	Peon	Outsourced
2.	Sh. Raj Kumar	Driver	Outsourced

Authority Affairs Cell

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Ms. Ankita Pandey	Assistant Secretary	Outsourced
2.	Ms. Sapna Yadav	Clerk/Typist	Outsourced

Administration /Establishment Cell

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Ranbir Singh Tewatia	Executive Admn & Estt.	Retired as Assistant Director
2.	Sh. Shristi Singh	Copy Writer Cum Copy Editor	Outsourced
3.	Sh. Aman Kumar	Data Entry Operator	Outsourced (Deputed in Appellate Tribunal)
4.	Ms. Sonia	Steno Typist English	Outsourced (Deputed in Appellate Tribunal)
5.	Sh. Rahul	Driver	Outsourced
6.	Sh. Mahender Kumar	Driver	Outsourced
7.	Sh. Sorabh Yadav	Driver	Outsourced
8.	Sh. Narender Kumar	Security Guard with weapon	Outsourced
9.	Sh. Mahavir Singh	Security Guard with weapon	Outsourced
10.	Sh. Dhananjay	Night Security Guard	Outsourced

11.	Sh. Dinesh	Security Guard	Outsourced
12.	Sh. Khem Singh Bisht	Waiter	Outsourced
13.	Sh. Manoj Kumar	Sweeper	Outsourced

Accounts Cell

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Shiv Rattan Singh	Executive Accounts	Retired as Accounts Officer
2.	Sh. Ram Bhagat Yadav	Accounts Officer	On Deputation
3.	Sh. Sunil Kumar Arya	Accounts Assistant	Outsourced
4.	Sh. Ranjit Kumar Jha	Caretaker	Outsourced

Legal Cell

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Ms. Geeta Rathee Singh	Legal Officer	Outsourced
2.	Ms. Shreya Gupta	Legal Executive	Outsourced
3.	Sh. Anil Kumar	Record Keeper cum process server	Outsourced

Petitions/ Complaint Cell

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Ms. Gurbachan Kaur	Legal Officer	Outsourced
2.	Ms. Poornima Rao	Legal Executive	Outsourced
3.	Ms. Surbhi Garg	Legal Executive	Outsourced
4.	Ms. Avantika Mishra	Legal Executive	Outsourced
5.	Ms. Kirti Jindal	Legal Executive	Outsourced
6.	Ms. Shristi Mor	Legal Executive	Outsourced
7.	Sh. Ayush Gupta	Legal Executive	Outsourced
8.	Sh. Aayush Gupta	Legal Executive	Outsourced
9.	Ms. Deepika Sharma	Legal Executive	Outsourced
10.	Sh. Himanshu Kamboj	Legal Executive	Outsourced
11.	Sh. Sudhir yadav	Legal Executive	Outsourced
12.	Sh. Harshit Goel	Legal Executive	Outsourced

13.	Sh. Gaurav Rawat	Legal Executive	Outsourced
14.	Ms. Nisha Singla	Legal Executive	Outsourced
15.	Ms. Vaishali Mahlyan	Legal Executive	Outsourced
16.	Sh. Dheeraj Raj	Legal Executive	Outsourced
17.	Ms. Roli Srivastva	Legal Executive	Outsourced
18.	Sh. Chirag Nagpal	Legal Executive	Outsourced
19.	Ms. Shalini Sahu	Steno Typist (English)	Outsourced
20.	Sh. Karmbir	Record Keeper Cum Process Server	Outsourced

Notice Branch

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. R.K Goyal	Assistant Registrar	Retired as Superintendent from District Court
2.	Sh. Bharat Yadav	Legal Executive	Outsourced
3.	Ms. Nisha Gaur	Junior Executive Court Proceedings	Outsourced
4.	Sh. Sunil Kaushik	Record Keeper Cum Process Server	Outsourced
5.	Sh. Tarun Rana	Record Keeper Cum Process Server	Outsourced
6.	Sh. Naveen Singh	Paper Book Binder	Outsourced

Court/Prosecution Cell

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Rajbir Singh	Reader	Retired as Reader
2.	Ms. Naresh Kumari	Judgement Writer/ Sr. Scale Stenographer	Retired as Sr. Scale Stenographer
3.	Sh. Kushagra Sharma	Junior Executive Court Proceedings	Outsourced

Project/Agent Registration Cell

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Jaibir Sharma	Assistant Town Planner	Retired as Assistant Town Planner
2.	Ms. Chetna Rao	Legal Executive	Outsourced
3.	Sh. Ashish Kush	Planning Executive (Planning Assistant)	Outsourced

4.	Ms. Prachi Singh	Planning Executive (Planning Assistant) Planning Assistant	Outsourced
5.	Ms. Jyoti Yadav	Planning Executive (Planning Assistant) Planning Assistant	Outsourced
6.	Sh. Harveer Rawat	Planning Executive (Planning Assistant) Planning Assistant	Outsourced
7.	Ms. Sejal Singla	Planning Executive (Planning Assistant)	Outsourced
8.	Ms. Purvashi Grover	Planning Executive (Planning Assistant)	Outsourced
9.	Sh. Nitish Chinia	Planning Executive (Planning Assistant)	Outsourced
10.	Sh. Yatharth Bhardwaj	Junior Executive registration	Outsourced

Engineering Cell

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Sumeet	Engineering Executive	Outsourced
2.	Sh. Satyajeet	Engineering Executive	Outsourced
3.	Sh. Nikhil Sharma	Engineering Executive	Outsourced

RTI Cell

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Abhay Singh Yadav	Executive Legal	Retried as Deputy Legislative Officer
2.	Ms. Yamini Verma	Steno Typist (English)	Outsourced

IT Cell

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Harpal Singh	IT Officer/Programmer	Outsourced
2.	Sh. Brijesh Kumar	IT Executive/Programmer	Outsourced

Particulars of Retired Employees appointed in HARERA, Gurugram as on 31.03.2019 (Category Wise)

Sr. No.	Name of the Officer/ Official	Designation in the Authority	Mode of Engagement	Remarks
1.	Sh. Partap Singh	Secretary	From Retired Personnel	Retired as HCS Officer

2.	Sh. Jaibir Sharma	Assistant Town Planner	---Do ---	Retired as Assistant Town Planner
3.	Sh. Ranbir Singh Tewatia	Executive (Admn. & Estt.)	---Do ---	Retired as Assistant Director (Admn)
4.	Sh. Shiv Rattan Singh	Executive Accounts	---Do---	Retired as Accounts Officer
5.	Sh. Abhay Singh Yadav	Executive Legal	---Do ---	Retired as Deputy Legislative Officer
6.	Sh. Ram Kumar Goel	Assistant Registrar	---Do ---	Retired as Superintendent from District Court TeesHazari
7.	Sh. Satbir Singh	Private Secretary	---Do ---	Retired as Personal Assistant
8.	Sh. Ram Niwas	Private Secretary	---Do ---	Retired as Private Secretary
9.	Sh. H. R. Mehta	Personal Assistant	---Do ---	Retired as Personal Assistant
10.	Sh. Sunder Lal Chanana	Personal Assistant	---Do ---	Retired as Personal Assistant
11.	Ms. Naresh Kumari	Judgement writer/ Sr. Scale Stenographer	---Do ---	Retired as Sr. Scale Stenographer
12.	Sh. Rajbir Singh	Reader	---Do ---	Retired as Reader

On Deputation Employees in HARERA, Gurugram as on 31.03.2019: -

Sr. No.	Name of the Officer/ Official	Designation in the Authority	Mode of Engagement	Remarks
1.	Sh. Subhash Chander	OSD	On Deputation	----
2.	Sh. Ram Bhagat	Accounts officer	On Deputation	-----

**Outsource Employees in HARERA, Gurugram as on 31.03.2019: -
(Category Wise)**

Sr. No.	Name of the Employee	Designation in the Authority	Mode of Engagement
1.	Ms. Ankita Pandey	Assistant Secretary	Through Outsourcing Agency
2.	Ms. Gurbachan Kaur	Legal Officer	---Do ---
3.	Ms. Geeta Rathee Singh	Legal Officer	---Do ---
4.	Sh. Dheeraj Raj	Legal Executive	---Do ---
5.	Ms. Poornima Rao	Legal Executive	---Do ---

6.	Ms. Chetna Rao	Legal Executive	---Do ---
7.	Ms. Surbhi Garg	Legal Executive	---Do ---
8.	Ms. Avantika Mishra	Legal Executive	---Do ---
9.	Sh. Ayush Gupta	Legal Executive	---Do ---
10.	Sh. Aayush Gupta	Legal Executive	---Do ---
11.	Sh. Harshit Goel	Legal Executive	---Do ---
12.	Sh. Gaurav Rawat	Legal Executive	---Do ---
13.	Ms. Srishti Mor	Legal Executive	---Do ---
14.	Ms. Kirti Jindal	Legal Executive	---Do ---
15.	Ms. Deepika Sharma	Legal Executive	---Do ---
16.	Sh. Himanshu Kamboj	Legal Executive	---Do ---
17.	Sh. Sudhir Yadav	Legal Executive	---Do ---
18.	Ms. Vaishali Mahlyan	Legal Executive	---Do ---
19.	Sh. Bharat Yadav	Legal Executive	---Do ---
20.	Ms. Nisha Singla	Legal Executive	---Do ---
21.	Sh. Chirag Nagpal	Legal Executive	---Do ---
22.	Ms. Roli Srivastva	Legal Executive	---Do ---
23.	Ms. Shreya Gupta	Legal Executive	---Do ---
24.	Sh. Harveer Rawat	Planning Executive (Planning Assistant)	---Do ---
25.	Ms. Prachi Singh	Planning Executive (Planning Assistant)	---Do ---
26.	Ms. Sejal Singla	Planning Executive (Planning Assistant)	---Do ---
27.	Ms. Purvashi Grover	Planning Executive (Planning Assistant)	---Do ---
28.	Sh. Nitish Chinia	Planning Executive (Planning Assistant)	---Do ---
29.	Ms. Jyoti Yadav	Planning Executive (Planning Assistant)	---Do ---
30.	Sh. Ashish Kush	Planning Executive (Planning Assistant)	---Do ---
31.	Sh. Sumeet	Engineering Executive	---Do ---
32.	Sh. Satyaajeet	Engineering Executive	---Do ---
33.	Sh. Nikhil Sharma	Engineering Executive	---Do ---
34.	Sh. Yatharth Bhardwaj	Junior Executive Registration	---Do ---
35.	Sh. Kushagra Sharma	Junior Executive court proceedings	---Do ---

36.	Ms. Nisha Gaur	Junior Executive Court Proceedings	---Do ---
37.	Ms. Preeti	Junior Executive/ Office Assistant	---Do ---
38.	Ms. Srishti Singh	Copy Writer cum Copy Editor	---Do ---
39.	Sh. Sunil Kumar Arya	Account Assistant	---Do ---
40.	Sh. Brijesh Kumar	IT Executive/Programmer	---Do ---
41.	Sh. Harpal Singh	IT Officer/Programmer	---Do ---
42.	Sh. Pawan Kumar Sharma	Steno Typist (English)	---Do ---
43.	Ms. Yamini Verma	Steno Typist (English)	---Do ---
44.	Ms. Shalini Sahu	Steno Typist (English)	---Do ---
45.	Ms. Sapna Yadav	Clerk/Typist	---Do ---
46.	Sh. Aman Kumar	Data Entry Operator	---Do---(Deputed in Appellate Tribunal)
47.	Ms. Sonia	Steno Typist English	---Do---(Deputed in Appellate Tribunal)
48.	Sh. Ranjit Kumar Jha	Care Taker	---Do ---
49.	Sh. Krishan Gopal	Driver	---Do ---
50.	Sh. Mirnal Malik	Driver	---Do ---
51.	Sh. Anoop Singh	Driver	---Do ---
52.	Sh. Sorabh Yadav	Driver	---Do ---
53.	Sh. Rahul	Driver	---Do ---
54.	Sh. Raj Kumar	Driver	---Do ---
55.	Sh. Mahender Kumar	Driver	---Do ---
56.	Sh. Sumit Kumar	Court Orderly	---Do ---
57.	Sh. Rakesh Kumar	Court Orderly	---Do ---
58.	Sh. Pardeep Kumar	Court Orderly	---Do ---
59.	Sh. Manoj Kumar	Court Orderly	---Do ---
60.	Sh. Tarun Rana	Record Keeper Cum Process Server	---Do ---
61.	Sh. Sunil Kaushik	Record Keeper Cum Process Server	---Do ---
62.	Sh. Anil Kumar	Record keeper cum process Server	---Do ---
63.	Sh. Karmbir	Record keeper cum Process Server	---Do ---
64.	Sh. Deepak Saini	Peon	---Do ---
65.	Sh. Kamal Prasad	Peon	---Do ---

66.	Sh. Sandeep Kumar Chaubey	Peon	---Do ---
67.	Sh. Hunny Verma	Peon	---Do ---
68.	Sh. Brij Kishore	Peon	---Do ---
69.	Sh. Amit	Peon	---Do ---
70.	Sh. Naveen Singh	Paper Book Binder	---Do ---
71.	Sh. Khem Singh Bisht	Waiter	---Do ---
72.	Sh. Narender Kumar	Security Guard with weapon	---Do ---
73.	Sh. Mahavir Singh	Security Guard with weapon	---Do ---
74.	Sh. Dinesh	Security Guard	---Do ---
75.	Sh. Dhananjay	Security Guard	---Do ---
76.	Sh. Manoj Kumar	Sweeper	---Do---

**Particulars of Retired Employees appointed in HARERA, Gurugram as on
31.03.2019 (Group Wise)**

Group - A

Sr. No.	Name of the Officer/ Official	Designation in the Authority	Mode of Engagement	Remarks
1.	Sh. Partap Singh	Secretary	Through Retired Personnel	Retired as HCS Officer

Group - B

Sr. No.	Name of the Officer/ Official	Designation in the Authority	Mode of Engagement	Remarks
1.	Sh. Shiv Rattan Singh	Executive Accounts	Through Retired Personnel	Retired as Accounts Officer
2.	Sh. Jaibir Sharma	Assistant Town Planner	---Do---	Retired as Assistant Town Planner
3.	Sh. Ranbir Singh Tewatia	Executive (Admn. & Estt.)	---Do---	Retired as Assistant Director (Admn)
4.	Sh. Abhay Singh Yadav	Executive Legal	---Do---	Retired as Deputy Legislative Officer
5.	Sh. Ram Kumar Goyal	Assistant Registrar	---Do---	Retired as Superintendent from District Court TeesHazari
6.	Sh. Ram Niwas	Private Secretary	---Do---	Retired as Private Secretary
7.	Sh. Satbir Singh	Private Secretary	---Do---	Retired as Personal Assistant

Group - C

Sr. No.	Name of the Officer/ Official	Designation in the Authority	Mode of Engagement	Remarks
1.	Sh. H. R. Mehta	Personal Assistant	Through Retired Personnel	Retired as Personal Assistant
2.	Sh. Sunder Lal Chanana	Personal Assistant	---Do---	Retired as Personal Assistant
3.	Sh. Rajbir Singh	Reader	---Do---	Retired as Reader
4.	Ms. Naresh Kumari	Judgement writer/ Sr. Scale Stenographer	---Do---	Retired as Sr. Scale Stenographer

Group-B (On Deputation employees)

Sr. No.	Name of the Officer/ Official	Designation in the Authority	Mode of Engagement	Remarks
1.	Sh. Subhash Chander	OSD	On Deputation	On Deputation as Private Secretary
2.	Sh. Ram Bhagat	Accounts Officer	On Deputation	On Deputation as Accounts Officer

Particulars of Outsourced Group - B Employees appointed in HARERA, Gurugram

Sr. No.	Name of the Officer/ Official	Designation	Mode of Engagement
1.	Ms. Ankita Pandey	Assistant Secretary	Through Outsourcing Agency
2.	Ms. Gurbachan Kaur	Legal Officer	---Do---
3.	Ms. Geeta Rathee Singh	Legal Officer	---Do---

Particulars of Outsourced Group -C Employees appointed in HARERA, Gurugram

Sr. No.	Name of the Employee	Designation	Mode of Engagement
1.	Sh. Dheeraj Raj	Legal Executive	Through Outsourcing Agency
2.	Ms. Poornima Rao	Legal Executive	---Do---
3.	Ms. Chetna Rao	Legal Executive	---Do---
4.	Ms. Surbhi Garg	Legal Executive	---Do---
5.	Ms. Avantika Mishra	Legal Executive	---Do---
6.	Sh. Ayush Gupta	Legal Executive	---Do---
7.	Sh. Aayush Gupta	Legal Executive	---Do---
8.	Sh. Harshit Goel	Legal Executive	---Do---
9.	Sh. Gaurav Rawat	Legal Executive	---Do---

10.	Sh. Srishti Mor	Legal Executive	---Do---
11.	Ms. Kirti Jindal	Legal Executive	---Do---
12.	Ms. Deepika Sharma	Legal Executive	---Do---
13.	Sh. Himanshu Kamboj	Legal Executive	---Do--
14.	Sh. Sudhir Yadav	Legal Executive	---Do---
15.	Ms. Vaishali Mahlyan	Legal Executive	---Do---
16.	Sh. Bharat Yadav	Legal Executive	---Do---
17.	Ms. Nisha Singla	Legal Executive	---Do---
18.	Sh. Chirag Nagpal	Legal Executive	---Do---
19.	Ms. Roli Srivastva	Legal Executive	---Do---
20.	Ms. Shreya Gupta	Legal Executive	---Do---
21.	Sh. Harveer Rawat	Planning Executive (Planning Assistant)	---Do---
22.	Ms. Prachi Singh	Planning Executive (Planning Assistant)	---Do---
23.	Ms. Sejal Singla	Planning Executive (Planning Assistant)	---Do---
24.	Ms. Purvashi Grover	Planning Executive (Planning Assistant)	---Do---
25.	Sh. Nitish Chinia	Planning Executive (Planning Assistant)	---Do---
26.	Ms. Jyoti Yadav	Planning Executive (Planning Assistant)	---Do---
27.	Sh. Ashish Kush	Planning Executive (Planning Assistant)	---Do---
28.	Sh. Sumeet	Engineering Executive	---Do---
29.	Sh. Satyajeet	Engineering Executive	---Do---
30.	Sh. Nikhil Sharma	Engineering Executive	---Do---
31.	Sh. Yatharth Bhardwaj	Junior Executive Registration	---Do---
32.	Sh. Kushagra Sharma	Junior Executive court proceedings	---Do---
33.	Ms. Nisha Gaur	Junior Executive Court Proceedings	---Do---
34.	Ms. Preeti	Junior Executive/ Office Assistant	---Do---
35.	Ms. Srishti Singh	Copy Writer cum Copy Editor	---Do---
36.	Sh. Sunil Kumar Arya	Account Assistant	---Do---
37.	Sh. Brijesh Kumar	IT Executive/Programmer	---Do---
38.	Sh. Harpal Singh	IT Officer/Programmer	---Do---

39.	Sh. Pawan Sharma	Steno Typist (English)	---Do---
40.	Ms. Yamini Verma	Steno Typist (English)	---Do---
41.	Ms. Shalini Sahu	Steno Typist (English)	---Do---
42.	Sh. Aman Kumar	Data Entry Operator	---Do---(Deputed in Appellate Tribunal)
43.	Ms. Sonia	Steno Typist English	---Do---(Deputed in Appellate Tribunal)
44.	Ms. Sapna Yadav	Clerk/Typist	---Do---
45.	Sh. Ranjit Kumar Jha	Care Taker	---Do---
46.	Sh. Krishan Gopal	Driver	---Do---
47.	Sh. Mirnal Malik	Driver	---Do---
48.	Sh. Anoop Singh	Driver	---Do---
49.	Sh. Sorabh Yadav	Driver	---Do---
50.	Sh. Rahul	Driver	---Do---
51.	Sh. Raj Kumar	Driver	---Do---
52.	Sh. Mahender Kumar	Driver	---Do---

Particulars of Outsourced Group -D Employees appointed in HARERA, Gurugram

Sr. No.	Name of the Employee	Designation	Mode of Engagement
1.	Sh. Sumit Kumar	Court Orderly	Through Outsourcing Agency
2.	Sh. Rakesh Kumar	Court Orderly	---Do---
3.	Sh. Pradeep Kumar	Court Orderly	---Do---
4.	Sh. Manoj Kumar Sharma	Court Orderly	---Do---
5.	Sh. Tarun Rana	Record Keeper Cum Process Server	---Do---
6.	Sh. Sunil Kaushik	Record Keeper Cum Process Server	---Do---
7.	Sh. Anil Kumar	Record keeper cum process Server	---Do---
8.	Sh. Karmbir	Record keeper cum Process Server	---Do---
9.	Sh. Deepak Saini	Peon	---Do---
10.	Sh. Kamal Prasad	Peon	---Do---
11.	Sh. Sandeep Kumar Chaubey	Peon	---Do---
12.	Sh. Hunny Verma	Peon	---Do---
13.	Sh. Brij Kishore	Peon	---Do---
14.	Sh. Amit	Peon	---Do---

15.	Sh. Naveen Singh	Paper Book Binder	---Do---
16.	Sh. Khem Singh Bisht	Waiter	---Do---
17.	Sh. Narender Kumar	Security Guard with weapon	---Do---
18.	Sh. Mahavir Singh	Security Guard with weapon	---Do---
19.	Sh. Dinesh	Security Guard	---Do---
20.	Sh. Dhananjay	Security Guard	---Do---
1.	Sh. Manoj Kumar	Sweeper	---Do---

SECTION-0

Experts and Consultants Engaged:

Time to time professional were engaged by the Authority, though not on regular basis but only assignment basis. The details of Experts and Consultants are as follows:

Sl. No.	Title	Head Count
1	Shri M. S. Turan – Commissioner Investigation & Monitoring Officer	1
2	Smt. Gurbachan Kaur – Legal Consultant	1
3	Shri Ram Kumar Goel – Assistant Registrar	1

SECTION-P

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

The International Labour Organization defined “welfare as a term which is understood to include such services and amenities as may be established in or in the vicinity of undertaking to perform their work in healthy, congenial surrounding and to provide them with amenities conducive to good health and high morale”.

According to Arthur James Todd “welfare as anything done for the comfort and improvement and social of the employee over and above the wages paid, which is not a necessity of the industry”.

HARERA has also endeavoured to give to its employees the benefit and facilities to motivate them to work in a better environment and zeal. Some of the measures taken by HARERA are as under:

1. **Transportation:** Transport facilities is provided to employees who hail from far of places so that they can reach the workplace punctually and comfortably.
2. **Maternity & Adoption Leave:** Employees can avail maternity or adoption leaves. The said leave have been made available for contractual and outsource employees as well.
3. **Sexual Harassment Policy:** To protect an employee from harassments of any kind, guidelines are provided for proper action and also for protecting the aggrieved employee. A committee is also in place to curtail any such mishaps that an employee may be subjected to during work.
4. **Employee Referral Scheme:** Employee referral scheme is implemented to encourage employees to refer friends and relatives for employment in the organization.
5. **Internal maintenance of workplace and safety measures:** The office space is revamped and cleaned from time to time to give a healthy environment to the employees especially women. Safety measures like security and screening of all the visitors to safeguard the women employees from any sort of mishap.

6. Library: An exclusive and massive collection of books are maintained for those employees who are pursuing competitive studies and cannot afford to buy the books which are very expensive.
7. Paid study and exam leave: HARERA aims at upliftment and knowledge enhancement of the employees that is the reason it encourages employees to pursue higher studies as well as appear for competitive exams for which paid as well as mass leave is granted to employees.
8. Uniform: The Group D staff of the organisation is provided with uniforms to wear to office since the same cannot be afforded by them.

It may be rightly pointed that these employee welfare measures create a culture of work in commitment towards the organisation which ensures higher productivity and greater job satisfaction to the employees. The employees work with full enthusiasm and energetic behaviour which results in increase in production and ultimately increased efficiency of an organisation to give fruitful output of work.

SECTION-Q

BUDGET AND ACCOUNTS

Income and Expenditure Statement

As on 31.03.19

A/C Code	Expenditure	Current Year as on 31.03.19	Previous Year as on 31.03.18	A/C Code	Income	Current Year as on 31.03.19	Previous Year as on 31.03.18
13.	Chairpersons and Members	49,69,674.00		2.	Fee, Charges and Fine	36,18,26,970.96	1,47,61,395.00
13.1	Pay and Allowances			2.1	Fee		
13.2	Other Benefits	7,565.00		2.2	Charges		
13.3	Travelling Expenses			2.3	Fines		
13.3.1	Overseas	2,41,700.00	19,010.00	2.4	Penalties		
13.3.2	Domestic			3.			
14.	Officers	51,87,072.00		3.1	Accounts with Govt.		
14.1	Pay and Allowances			3.2	Others (Specify)		
14.2	Retirement Benefits			4.	Gifts		
14.3	Other Benefits	2,250.00		5.	Seminars and Conferences		
14.4	Travelling Expenses			6.	Sale of Publications		
14.4.1	Overseas	93,200.00		7.	Income on Investment		
14.4.2	Domestic			7.1			
15.	Staff			7.2			
15.1	Pay and Allowances	18,58,470.00	95,780.00	11.2	Interest on Loan and Advances		
15.2	Retirement Benefits			12.			
15.3	Other Benefits	4,41,088.00		12.1	Misc. Receipts	2,630.00	
15.4	Travelling expenses						
15.4.1	Overseas	26,945.00	10,000.00		Gain on Sales of Assets		
15.4.2	Domestic						

16.	Hire of Conveyance	8,99,945.00			(Transferred to Capital Fund Account)		
17.	Wages	1,48,97,177.00					
18.	Overtime						
19.	Honorarium						
20.	Other office Expenses						
20.1	O.O.E. (P.Oil)	9,15,796.00	46,610.00				
20.2	O.O.E. (Hospitality)	2,14,266.00	19,600.00				
20.3	O.O.E.(Stationery)	20,40,932.00	3,21,899.00				
20.4	O.O.E.(Misc.)	9,55,458.00	78,873.00				
20.5	O.O.E. (Repair & Maint.)	3,80,677.00	6,058.00				
20.6	O.O.E. Postage Exp.	2,93,591.00					
20.7	O.O.E. Advertisement Exp.	23,59,054.81					
20.8	O.O.E. Insurance Exp.	2,87,751.00					
20.11	O.O.E. Telephone Exp.	1,37,404.00					
20.12	O.O.E. Newspaper Exp.	35,997.00					
20.13	Bank Charges	59.00					
20.14	O.E.E. Books/Diaries	7,57,385.00					
21.	Expenditure on Research						
22.	Consultation Expenses	14,24,824.00					
23.	Seminars and Conferences						
24.	Publications of Authority						
25.	Rent and Taxes						
26.	Interest on loans						
27.	Promotional Expenses						
28.	Membership fee						
29.	Subscription	3,93,145.00					
29.1	M.S. Office	650.00					
29.2	Manupatra	1,23,579.00					
29.3	Gmail	1,23,579.00					
35.	Others						
35.1	Leave Salary and Pension						

35.2	Contribution (NPS)	24,255.00					
35.3	Audit Fee						
35.4	Miscellaneous						
37.	Depreciation Exp.	25,74,803.00	3,57,872.00				
48.	Loss on sale of assets						
49.	Bad Debts written Off						
50.	Provision for bad and doubtful debts						
	Excess of income over expenditure (2018-19)	33,26,12,888.15	1,38,23,759.00				
	(Transferred to capital Fund Account)						
	Total	37,41,57,600.96	1,47,79,461.00			37,41,57,600.96	1,47,79,461.00

Executive Accounts

BUDGET FOR THE YEAR 2019-20

A/c Code	Receipts	Current year as on 2019-20	Previous year as on 2018-19	A/c Code	Payments	Current year as on 2019-20	Previous year as on 2018-19
1.	Balance Brought down:		.....	13.	Chairpers on and Members:		
1.1.	Bank	3,96,42,115	1,36,37,518	13.1.	Pay and Allowance s	46,00,000	49,69,674
1.2.	Cash in hand	.....	.....	13.2.	Other benefits	1,00,000	7,565
2.	Fee, Charges and Fine:	.....	.....	13.3.	Travelling expenses:	.....	.....
2.1.	Fees	20,00,00,000 17,48,70,628	36,18,26,970	13.3.1.	Overseas	.....	.....
2.2.	Charges	.....	.....	13.3.2	Domestic	3,00,000	2,41,700
2.3.	Fines	.....	.....	14.	Officers:	.....	.....
2.4.	Others (Penalty)	.....	.....	14.1.	Pay and Allowance s	80,00,000	51,87,072
3.	Grants:	.....	.....	14.2.	Retiremen t benefits	.....	.....
3.1.	To Accounts with Government	.....	.....	14.3.	Other benefits	10,000	2250
3.2.	Others (specify)	.....	.....	14.4.	Travelling expenses:	.....	.....
4.	Gifts	.....	.....	14.4.1.	Overseas	.....	.....
5.	Seminars and conferences	.....	.....	14.4.2.	Domestic	2,50,000	93,200
6.	Sale of Publications	.....	.....	15.	Staff:	.....	.....
7.	Income on investments and Deposits:	.....	.....	15.1.	Pay and Allowance s	22,00,000	18,58,470

7.1.	Income on investments	.....	.....	15.2.	Retirement benefits	.....	.....
7.2.	Income on Deposits	1,80,00,000 1,79,67,147	1,23,28,000	15.3.	Other benefits	2,50,000	4,41,088
8.	Loans:	.....	.....	15.4.	Travelling expenses:		
8.1.	Government	.....	.....	15.4.1.	Overseas	.....	.....
8.2.	Others (Hrera Panchkula)	.....	.....	15.4.2.	Domestic	30,000	26,945
9.	Sale of Assets	.....	.....	16.	Hire of Conveyance	75,000	8,99,945
10.	Sale on Investments	25,00,00,000 25,00,00,000	.....	17.	Wages	2,75,00,000	1,48,97,177
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 (detail attached)	1,73,00,000	83,78,371
11.3.	Miscellaneous	.....	.....	21.	Expenditure on Research	.....	.....
51.	Others (specify) Suppliers	3,28,00,000	.....	22.	Consultation expenses	13,00,000	14,24,824

		.....	.....	23.	Seminars and Conferenc es	.....	.....
		.....	.....	24.	Publicatio ns of Authority	.....	.....
		.....	.....	25.	Rent and Taxes	50,00,000	.....
		.....	.....	26.	Interest on Loans	.....	.....
		.....	.....	27.	Promotio nal Expenses	.....	.....
		.....	.....	29.	Subscripti on	1,50,000	
		.....	.....	30.	Purchase of Fixed Assets F&F. Car. Electrical. Electronic s. Deemed Building	..... 50,00,000 40,00,000 35,00,000 35,00,000 45,00,000	..... 26,97,851 60,24,785 8,36,405 74,32,493
		.....	.....	31.	Investmen ts and Deposits:	.....	.....
		.....	.....	31.1.	Investmen ts	40,00,00,00 0	
		.....	.....	32.	Security Deposits	.....	.....
		.....	.....	33.2	Supplier	.....
		.....	.....	35.	Others	.....	.....
		.....	.....	35.1.	Leave Salary and Pension	.....	.....

		.....	.....	35.2.	Contribution to NPS		
		.....	.....	36.	Balance carried down:	.....	.....
		.....	.....	36.1.	Bank	3,50,77,115	3,96,42,115
		.....	.....	37	Depreciation	50,00,000	26,00,000
	Total	54,04,42,115 44,28,37775	37,36,37,518		Total	52,76,42,115	37,36,37,518

Executive Accounts

DETAILS OF BUDGETED OTHER OFFICE EXPENSES FOR THE YEAR 2019-20

CODE NO.	ACCOUNT HEAD	ACTUAL EXP. FOR THE YEAR 2018-2019	BUDGETED AMT. FOR THE YEAR 2019-2020
20.01	O.O.E P.Oil	9,15,786	8,00,000
20.02	O.O.E Hospitality	2,14,266	1,50,000
20.03	O.O.E Stationery	20,40,932	15,00,000
20.04	O.O.E Miscellaneous	9,55,458	12,00,000
20.05	O.O.E Repair & Maintenance	3,80,677	12,00,000
20.06	O.O.E Postage	2,93,591	2,50,000
20.07	O.O.E Advt.	23,59,055	5,00,000
20.08	O.O.E Insurance	2,87,751	2,00,000
20.01	O.O.E Electricity		1,00,000
20.011	O.O.E Telephone	1,37,404	1,00,000
20.012	O.O.E Newspaper	35,997	50,000
20.013	O.O.E Bank Charges	59	
20.014	O.O.E Law Books/Diary etc.	7,57,385	7,50,000
20.015	O.O.E Legal Fees		5,00,000
20	Exp. Of RERA Tribunal Chd.		1,00,00,000
	Total	83,78,371	1,73,00,000

SECTION-R

International Cooperation

1.	Interactive Webinar session with Regional Development Agency of South Bohemia wherein amongst a lot of other important avenues of discussion one of the key discussion were the measures that can be taken towards acquiring subsidies by the government organisation for completion of stalled projects, administration and management of projects, production of strategic plans and development concepts of international importance, elaboration of feasibility studies, rural area development conceptions, supporting conducting of businesses and living environment protection.
2.	Green TRIP Connect in a one-hour webinar demonstrated how to model a proposed housing project, add deeper affordability, and explain the transportation benefits to decision-makers, neighbours and developers. It also provided the attendees with the information on Green TRIP Connect, a free, online tool from Transform, which helps them calculate how smart location, affordable homes, and traffic reduction strategies can reduce driving and greenhouse gas emissions from residential development abroad.
3.	Cannabis Real Estate Lending Empowering Operations through Value-add Platform webinar provided the attendees with the opportunity to learn that loans are not secured by the Commercial Real Estate but how the actual operators of the business are doing better in any economic downturn, tax benefits of investing in a Mortgage REIT and how their money can be safeguarded as opposed to alternative traditional Real Estate investments by making smart investments in well-established projects.
4.	Flexible Housing for Future Societies organized by Massachusetts Institute of Technology MIT answered questions like Can architecture reflect these changes and propose solutions to our evolving housing needs, How can we design future cities to adapt and accommodate the growing need for flexible housing solutions, etc. through tele- conferencing.
5.	<p>Half an hour Webinar Session with Estate Agents Authority (EAA) discussed briefly on types of licenses issued by the Authority mainly being two kinds Estate agent's licence and Salesperson's licence. The holder of an estate agent's licence may carry on estate agency work as an estate agent or act as a salesperson for another estate agent. Whether an estate agency business is in the form of a sole proprietorship or a partnership or is operated by a company, the estate agent is required to apply for a statement of particulars of business for each place of business under each business name. The statement must be displayed at a conspicuous position at the relevant place of business. For a partnership business, at least one partner must hold a valid estate agent's licence. Partners who are not engaged in the partnership business as an estate agent are not required to obtain a licence provided that he is not an "unfit person".</p> <p>A licensed salesperson may only perform estate agency work as a salesperson of a licensed estate agent.</p> <p>To be granted an estate agent's licence (company), an applicant must:</p> <ol style="list-style-type: none"> 1. be a company; 2. have at least one director holding a valid estate agent's licence; 3. have a licensed estate agent in effective control of the company's business as an estate agent; 4. have directors who are all considered fit and proper persons; and be considered a fit and proper person to hold a licence.

SECTION-S

Capacity Building

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

			<ul style="list-style-type: none"> • Sexual Harassment of Women at Workplace Act, 2013 • Medha Kotwal Lele case and its implications • Conducting inquiry in terms of circulars and judicial pronouncements 	
5	B	3 hours Online Workshop On Disciplinary Rules & Procedures	<p>This workshop helped the officers to develop skills required for handling vigilance and disciplinary cases. After the workshop the participants have updated themselves in the following aspects:</p> <ul style="list-style-type: none"> • Principles of Natural Justice and areas of applicability • Process of Drafting of Charge Sheet • Role & Functions of the Inquiry Officer and Presenting Officer • Skills required for performing the role of Presenting Officer • Salient aspects of the Presenting Officer's brief • Ingredients of Inquiry Officer's report 	Sh. K.S. Kumar is former Director, Ministry of Defence and Ex-Officiating Director & HOD of Institute of Secretariat Training and Management, Department of Personnel and Training, Government of India
3	A	Full day International Conference on legal dimension of infrastructure, growth and developers	Legal aspects in improving the overall enhancement and growth of the real estate sector	Sh. KK Khandelwal, Chairman HARERA along with reverend speakers from NAREDCO and CREDAI
5	A & B	An open house discussion at the Shri Ram Hall, Ph. d House New Delhi on Impact and Implications of the Real Estate (Regulation and Development) Act, 2016.	<ul style="list-style-type: none"> • Rights and Duties of Property, allottees and agents • Impact of the Real Estate Act on the buyers and overall economy of the Country • Penalties and measures that can be taken by the State Authorities on non-compliance of the Act • Actions that can be taken by the Authority in the event the promoters and real estate agents do not comply with the registration as provided under the Act. 	Reverend members of CREDAI and NAREDCO Haryana

SECTION-T

Ongoing Programmes

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

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

SECTION-U

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. 2018-19

Sl. No.	Description/Particulars	Numbers
1	Number of complaints received by the State Public Information Officer under the RTI Act	284
2	Number of Application for which information has been provided by the State Public Information Officer	284
3	Number of applications pending with the State Public Information Officer	Nil
4	Number of Appeals filed before the 1 st Appellate Authority against the orders of State Public Information Officer	9
5	Number of Appeals which have been disposed of by 1 st Appellate Authority	9
6	Number of Appeals pending with the 1 st Appellate Authority	Nil
7	Number of applications/appeals not disposed of in the stipulated time frame	Nil

The RTI Manual is annexed herein with this report and marked as “Annexure C”

ANNEXURE A

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

Offline registrations (later made online after commencement of online registration) - 1

SR	PROJECT NAME	RC NO.	PROMOTER NAME	PROJECT ADDRESS
1	AAROHAN COMMERCIAL TOWER	GGM/269/2018/01 DATED 11.04.2018	VIPUL LIMITED	SECTOR-53, GURUGRAM
2	AMAARA RESIDENCY	GGM/270/2018/02 DATED 23.04.2018	STANFORD DEVELOPERS AND INFRASTRUCTURE	SECTOR 12A, GURUGRAM
3	WATERFALL RESIDENCE	GGM/271/2018/03 DATED 08.05.2018	KRISUMI CORPORATION PRIVATE LIMITED	VILLAGE SIHI & HARSARU, SECTOR -36A, GURUGRAM-MANESAR
4	PLATINUM TOWER (BOCK Q1,Q2,R1,R2,R3,R4,S1,S2,EW S	GGM/272/2018/04 DATED 16.05.2018	ESSEL HOUSING PROJECTS PVT.LTD.	SECTOR 28, TEHSIL & DISTT. GURUGRAM
5	GIDREJ 24K (PHASE I)	GGM/273/2018/05 DATED 18.05.2018	GODREJ REAL VIEW DEVELOPERS PVT. LTD.	SECTOR 106, VILLAGE BABUPUR, GURUGRAM
6	GODREJ 24 K (PHASE-2)	GGM/274/2018/06 DATED 18.05.2018	GODREJ REAL VIEW DEVELOPERS PVT. LTD.	SECTOR-106,BABUBPUR, GURUGRAM
7	NIMAI PLACE	GGM/275/2018/07 DATED 13.07.2018	Y B BUILDERS PVT LTD	SECTOR 114 GURUGRAM
8	HERITAGE MAX	GGM/276/2018/08 DATED 23.07.2018	DREAMHOME INFRASTRUCTURE PVT. LTD.	SECTOR 102, GURUGRAM
9	TOWN PLAZA	GGM/277/2018/09 DATED 24.07.2018	SAMYAK PROJECTS PVT. LTD.	SECTOR-63, VILLAGE BEHRAMPUR, GURUGRAM

10	WINTER HILLS -77 (PHASE-I)	GGM/278/2018/10 DATED 25.07.2018	UMANG REALTECH PVT. LTD.	SECTOR - 77, GURUGRAM
11	MARUTI KUNJ	GGM/279/2018/11 DATED 21.11.2018	IRW DEVELOPERS PVT LTD	SECTOR-1, PATAUDI, GURUGRAM
12	SOBHA CITY (PHASE-2, PART-1)	GGM/280/2018/12 DATED 27.07.2018	SOBHA LIMITED	SECTOR-108, GURUGRAM
13	PARAS SQUARE	GGM/281/2018/13 DATED 06.09.2018	BLACKBERRY REALCON PVT. LTD.	SECTOR 63-A, GURUGRAM
14	PICASSO CENTRE	GGM/282/2018/14 DATED 06.09.2018	ERA RESORTS PVT. LTD.	SECTOR-61, GOLF COURSE EXTENSION ROAD
15	VIPUL LAVANYA APARTMENTS-TOWER 2&3	GGM/283/2018/15 DATED 11.09.2018	VIPUL LIMITED	SECTOR-81, GURUGRAM

Online registration – 2

S.	PROJECT NAME	RC NO.	PROMOTER NAME	PROJECT ADDRESS
1	ARAVILLE	GGM/284/2018/16 DATED 13.10.2018	SUPERTECH LIMITED	SECTOR-79, NAURANGPUR, MANESAR, GURGAON
2	GOLF HEIGHTS	GGM/285/2018/17 DATED 12.10.2018	OCEAN SEVEN BUILDTECH PVT. LTD.	SECTOR-69, BADSHAH PUR, GURUGRAM
3	ROSELIA-2	GGM/286/2018/18 DATED 12.10.2018	FOREVER BUILDTECH PVT LTD	VILLAGE WAZIRPUR, SECTOR-95A, TEHSIL-HARSARU, DISTRICT-GURUGRAM, HARYANA
4	ASTER COURT PREMIER	GGM/287/2018/19 DATED 13.10.2018	ORRIS INFRASTRUCTURE PVT LTD	SECTOR-85, BADHA, MANESAR
5	THE VALLEY (AFFORDABLE GROUP HOUSING)	GGM/288/2018/20 DATED 23.10.2018	REVITAL REALTY PVT LTD	SECTOR-78, GURUGRAM
6	PRIMERA (TOWER A-D) + EWS	GGM/289/2018/21 DATED 23.10.2018	RAMPRASTHA PROMOTERS AND DEVELOPERS PVT. LTD.	SECTOR 37-D, GURUGRAM
7	ASHIANA MULBERRY	GGM/290/2018/22 DATED 23.10.2018	ASHIANA DWELLINGS PVT LTD	SECTOR-2, SOHNA, GURUGRAM
8	KAVYAM-PHASE-1	GGM/291/2018/23 DATED 27.11.2018	AGRANTE REALTY LTD	SECTOR-108, DHARAMPUR, GURUGRAM

9	HERO HOMES	GGM/292/2018/24 DATED 13.11.2018	VIKAS PARK PVT LTD	SECTOR-104, DHANWAPUR, GURUGRAM
10	MAGNUM GLOBAL PARK	GGM/293/2018/25 DATED 29.11.2018	GLO TECH ENTERPRISES PVT LTD	VILLAGE BEHRAMPUR, SECTOR-58, GURUGRAM
11	AASHIYARA	GGM/294/2018/26 DATED 28.11.2018	RENUKA TRADERS PVT LTD	SECTOR-37C, GURUGRAM
12	JOYVILLE GURUGRAM -I	GGM/295/2018/27 DATED 29.11.2018	JOYVILLE SHAPOORJI HOUSING PVT LTD	VILLAGE-KHERKI MAJRA, SECTOR-102, TEHSIL- GURUGRAM, DISTRICT- GURUGRAM, HARYANA
13	JOYVILLE GURUGRAM -II	GGM/296/2018/28 DATED 29.11.2018	JOYVILLE SHAPOORJI HOUSING PVT LTD	VILLAGE-KHERKI MAJRA, SECTOR-102, TEHSIL- GURUGRAM, DISTRICT- GURUGRAM, HARYANA
14	PALM HEIGHTS	GGM/297/2018/29 DATED 29.11.2018	EMAAR MGF LAND LTD.	SECTOR-77, SIKHOPUR, GURUGRAM
15	ELAN EPIC	GGM/298/2018/30 DATED 06.12.2018	ELAN LIMITED	SECTOR - 70, GURUGRAM
16	M3M BROADWAY	GGM/299/2018/31 DATED 14.12.2018	ROSHNI BUILDERS PVT. LTD.	VILLAGE- FAZILPUR JHARSA, SECTOR-71, GURUGRAM
17	GODREJ AIR PHASE-I	GGM/300/2018/32 DATED 07.12.2018	GODREJ DEVELOPERS & PROPERTIES LLP	SECTOR-85, GURUGRAM
18	GODREJ AIR PHASE-II	GGM/301/2018/33 DATED 07.12.2018	GODREJ DEVELOPERS & PROPERTIES LLP	SECTOR-85
19	GODREJ AIR PHASE-III	GGM/302/2018/34 DATED 07.12.2018	GODREJ DEVELOPERS & PROPERTIES LLP	SECTOR-85, GURUGRAM
20	GODREJ AIR PHASE-IV	GGM/303/2018/35 DATED 07.12.2018	GODREJ DEVELOPERS & PROPERTIES LLP	SECTOR-85, GURUGRAM
21	TULIP VIOLET PHASE-II	GGM/304/2018/36 DATED 18.12.2018	TULIP INFRATECH PVT. LTD.	SECTOR-69 & 70, BADSHAHPUR, GURUGRAM
22	SAMSARA - PART-4 (PHASE-1 TO 3)	GGM/305/2018/37 DATED 19.12.2018	ACHALESHWAR INFRASTRUCTURE PVT LTD	BRAHMA CITY, SECTOR- 60, GURUGRAM
23	MARKET CITY	GGM/306/2018/38 DATED 27.12.2018	ORRIS INFRASTRUCTURE PVT LTD	SECTOR - 89,90 ,GURUGRAM
24	CHINTELS SERENITY POCKET B PHASE II	GGM/307/39/2019 /01 DATED 24.01.2019	CHINTELS INDIA LTD	SECTOR - 109, GURUGRAM
25	CONSCIENT ONE	GGM/308/40/2019 /02 DATED 16.01.2019	CONSCIENT INFRASTRUCTURE PVT LTD	SECTOR - 109, GURUGRAM
26	PYRAMID ELITE	GGM/309/41/2019 /03 DATED 16.01.2019	PYRAMID INFRATECH PVT. LTD.	SECTOR- 86, MANESAR, GURUGRAM

27	83 AVENUE	GGM/310/42/2019 /04 DATED 16.01.2019	REAL TOWN PROPERTIES PVT LTD	SECTOR-83, GURUGRAM
28	GREENOPO LIS	GGM/311/43/2019 /05 DATED 23.01.2019	RADHA ESTATES PVT. LTD. ,ORRIS INFRASTRUCTURES PVT. LTD. & THREE C SHELTERS PVT. LTD.	SECTOR-89, MANESAR, GURUGRAM
29	ARETE, PHASE I	GGM/312/44/2019 /06 DATED 08.02.2019	INTERNATIONAL LAND DEVELOPERS PVT. LTD.	SECTOR- 33, SOHNA, GURUGRAM
30	CROSSWAL K	GGM/313/45/2019 /07 DATED 18.02.2019	JMS BUILDTECH PVT. LTD./RAMAPRASTHA ESTATE PVT. LTD.	SECTOR -93, GURUGRAM
31	106 GOLF AVENUE	GGM/314/46/2019 /08 DATED 21.02.2019	EMPIRE REALTECH PVT. LTD.	SECTOR- 106, GURUGRAM
32	MKS COUNTRY- PHASE I	GGM/315/47/2019 /09 DATED 21.02.2019	METRO TECHNO BUILD PVT. LTD.	SECTOR-2, SOHNA, GURUGRAM
33	PYRAMID FUSION HOMES	GGM/316/48/2019 /10 DATED 21.02.2019	PYRAMID INFRATECH PRIVATE LIMITED	VILLAGE PALRA SECTOR 70A
34	GODREJ HABITAT	GGM/317/49/2019 /11 DATED 08.03.2019	GODREJ PROPERTIES LTD.	SECTOR-3, GURUGRAM
35	SOBHA CITY PHASE III	GGM/318/50/2019 /12 DATED 25.02.2019	SOBHA LTD.	SECTOR-108, GURUGRAM
36	SAMSARA PART V	GGM/318/50/2019 /13 DATED 26.03.2019	ADANI BRAHMA SYNERGY PVT. LTD.	PLOT NO. 83 SECTOR 32 GURUGRAM
37	IMPERIAL GARDEN PHASE 2	GGM/320/52/2019 /14 DATED 28.03.2019	EMAAR MGF LAND LTD.	SECTOR- 102, GURUGRAM
38	MVN ATHENS	GGM/326/58/2019 /20 DATED 26.03.2019	MVN INFRASTRUCTURE PVT. LTD.	SECTOR-5,SOHNA, GURUGRAM
39	SPLENDOR EPITOME	GGM/328/60/2019 /22 DATED 26.03.2019	SPLENDOR LANDBASE LTD.	SECTOR-62, GURUGRAM

Total project registration in F.Y. 2018-19 (1+2) = 54

ANNEXURE B

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

Sr. 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.	Tirlok Chand	35, Jacranda Marg, DLF City Phase- II, Gurugram	25000/-	13	3 rd May 2018	2 nd May 2023	NA	
2.	Propample Realtors	Unite No.256, 2 nd Floor Tower- B, Spaze Edge, Sec-47, Gurugram	25000/-	17	27 th July 2018	25 th July 2023	NA	
3.	T and T Realty	410- 411, Suncity Success Tower Sec-65, Golf Course Ext. Road, Gurgaon	2,50,000/-	18	12 th Aug 2018	11 th Aug 2023	NA	
4.	Being home Consultants	R 20 B, Block- R, MIG Flats, Dilshad Garden, East Delhi	2,50,000/-	37	3 rd May 2018	2 nd May 2023	NA	
5.	Kompetent Consultants	D-273, DLF Park Place, DLF Phase 5, Golf Course Road, Gurgaon	2,50,000/-	39	3 rd May 2018	2 nd May 2023	NA	
6.	Nishant Sirohi	11 th Floor, Tower B- 4, Spaze, I- Tech Park Sohna Road, Gurugram	25000/-	41	13 th Aug 2018	12 th Aug 2023	NA	
7.	Raj Kumar Budhiraja	Flat No.404 Tower-23, Sohna Road Orchid Petals Gurgaon, Haryana-122001	25000/-	69	3 RD May 2018	2 nd May 2023	NA	
8.	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	
9.	Saveta	, Plot No-382 Sec-42, Golf Course Road, Gurugram	25000/-	91	3 rd April 2018	2 nd April 2023	NA	
10.	Saket Arora	H2 D182, Westend Heights DLF Phase-5,	25000/-	92	3 rd April 2018	2 nd April 2023	NA	

		Galleria DLF-IV, Gurgaon						
11.	Ranjit Chowdhry	LSC 103 W, Laburnum, Sushant Lok -1, Sec-28, Gurgaon	25000/-	93	4 th April 2018	3 rd April 2023	NA	
12.	Sandeep Kumar	House Dhankot Farrukh NAGAR, Gurgaon	25000/-	94	10 th April 2018	9 th April 2023	NA	
13.	Jagdeep Kumar	P-23, GF Scottish Castle, Sec-48, Sohna Road, Gurgaon	25000/-	95	10 th April 2018	9 th April 2023	NA	
14.	Geetesh Sasan	G-17/16 DLF City Phase-1, Gurugram	25000/-	96	10 th April 2018	9 th April 2023	NA	
15.	Kuljeet Singh	A14, Nehru Ground, NIT Faridabad	25000/-	97	10 th April 2018	9 th April 2023	NA	
16.	Ethical infrastructures Pvt. Ltd	A-26/12B, 1 st Floor 01, DLF City Phase- 1, Gurgaon	2,50,000/-	98	10 th April 2018	9 th April 2023	NA	
17.	Amit Makkar	floor 21, 1 st floor, BPTP park 81, Faridabad	25000/-	99	10 th April 2018	9 th April 2023	NA	
18.	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	
19.	Trustmore Technologies Pvt. Ltd	210, Tower C, Pioneer Urban Square, Golf Course Extension Road, Sec- 62, Gurugram	2,50,000/- +2500/-	101	10 th April 2018 27 th Nov 2018	9 th April 2023 26 th Nov 2023	NA	Change of company name from Bigdealsin Business Network Pvt. Ltd to Trustmore Technologies Pvt. Ltd.
20.	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	
21.	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	
22.	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	
23.	Mahesh Girdhar	Appt No MG 216 A THE Mangolias DLF v Golf Links Gurgaon, Haryana- 122001	25000/-	105	11 th April 2018	10 th April 2023	NA	
24.	Hemant Mudgal,	SCO 42, 1 st Floor Sec-12, Prem Nagar, Gurgaon	25000/-	106	11 th April 2018	10 th April 2023	NA	

25.	Kapil Kumar Monga	204, Munirka Vihar, New Delhi-110067	25000/-	107	11 th April 2018	10 th April 2023	NA	
26.	Sindhu Sharma	NGD- 101, DLF New Town Heights, Sec-90, Gurgaon, Haryana-122505	25000/-	108	11 th April 2018	10 th April 2023	NA	
27.	Surender Kumar Yadav	K2.1/24, 1 st Floor, Sec 83, Vatika India Next, Gurugram	25000/-	109	11 th April 2018	10 th April 2023	NA	
28.	Mani kant Tripathi	HNO- 27, J block, Shyam Vihar, Phase 1, Dindarpur, Delhi-110043	25000/-	110	11 th April 2018	10 th April 2023	NA	
29.	Pankaj Kumar	HNO- 557, NEKPUR HATHI KHANA, BAREILLY, UP-243001	25000/-	111	11 th April 2018	10 th April 2023	NA	
30.	Abhimanyu Kapur	D-12/11A, Arcade City, 52 Galleria DLF-IV Gurugram Haryana	25000/-	112	16 th April 2018	15 th April 2023	NA	
31.	Satish Kumar ,	D-051, Raheja Vedas, Sec-108, Gurugram	25000/-	113	16 th April 2018	15 th April 2023	NA	
32.	Geeta Dua	T-2431, Elahi Buksh Rpad, Opposite Gali No-8, Naiwala, Karol Bagh, New DELHI	25000/-	114	16 th April 2018	15 th April 2023	NA	
33.	Mohammad Khaliq	B-151/A top FLOOR, BACK SIDE SHAHEEN BAGH, ABDUL FAZAL ENCLAVE PART-2, JAMIA NAGAR, EW DELHI-110025	25000/-	115	30 th April 2018	29 th April 2023	NA	
34.	ARVIND ESTATES PVT. LTD.	105 A Indra Prakash, 21 barakhamba road new delhi 110001	2,50,000/-	116	22 nd April 2018	21 st April 2023	NA	
35.	Abishek Duggal	Hno-852, Sec-14, Gurgaon-122001	25000/-	117	30 th April 2018	29 th April 2023	NA	
36.	Poonam Jalu	B-3/401 Tulip Purple Sec-69 Gurgaon, Haryana	25000/-	118	30 th April 2018	29 th April 2023	NA	
37.	Karneet Singh	H. No- 540, Sec-17 A, Gurugram, Haryana	25000/-	119	30 th April 2018	29 th April 2023	NA	
38.	Bhanu Pratap	H.NO-849, Mata Road, Rajiv Nagar, Near Kela Godawn, Gurugram	25000/-	120	30 th April 2018	29 th April 2023	NA	
39.	Saurabh Gulati	1242, Sec-17, C-Block, Near IFFCO Chowk, Gurugram - 122001	25000/-	121	30 th April 2018	29 th April 2023	NA	
40.	Sanjay Arora	HNo. W- 101, 2 nd Floor, Uppal	25000/-	122	30 th April 2018	29 th April 2023	NA	

		Southend, Sec-49, Gurgaon- 122018						
41.	Rajesh Yadav,	H.no-255, Sec-22A, Gurgaon, Haryana	25000/-	123	30 th April 2018	29 th April 2023	NA	
42.	Sat Parkash	Plot No.12, Saraswati Kunj, Sec-54, Golf Course Road Gurgaon	25000/-	124	2 nd May 2018	1 st May 2023	NA	
43.	Anil Kumar Singhal	88, 3rd Floor, Bhera Enclave, Paschim Vihar New Delhi- 110087	25000/-	125	2 ND May 2018	1 st May 2023	NA	
44.	Manish Phalswal	Plot NO.1060, Ground Floor, Sec.47, Gurgaon	25000/-	126	2 nd May 2018	1 st May 2023	NA	
45.	Abhishek Kumar	Plot No.8, Block-k- 3.1, 2nd Floor, Vatika Emilia Floor Sec-83, Gurugram, Haryana	25000/-	127	2 nd May 2018	1 st May 2023	NA	
46.	Nitin Chanan	10, G.F MLK White House Sec-57, Gurugram- 122001	25000/-	128	2 nd May 2018	1 st May 2023	NA	
47.	Prabhat Kishore	H. No-F-914 Block- F, Jalvayee Tower, Gurgaon Sec-56, Haryana- 122011	25000/-	129	2 nd May 2018	1 st May 2023	NA	
48.	Vimal Kumar Chandna	H. No-C-94, Chander Nagar, Finesse Gyms, Janakpuri, New Delhi-110058	25000/-	130	2 nd May 2018	1 st May 2023	NA	
49.	Tarun Agarwal	K3/39, DLF Phase- 2, Gurgaon, Haryana- 122002	25000/-	131	2 nd May 2018	1 st May 2023	NA	
50.	Charanjit Sahni	LTH 304 A, Laburnum Apartment Sec28, Block A, Sushani Lok 1, GURUGRAM 122002	25000/-	132	3 rd May 2018	2 nd May 2023	NA	
51.	Yash Pal Arora,	HNo-706, Sec-4, Gurgaon -122001	25000/-	133	3 rd May 2018	2 nd May 2023	NA	
52.	Abhishek Gupta,	Flat No-37-D, Sec-7, Pocket-I, Dwarka, New Delhi-110075	25000/-	134	3 rd May 2018	2 nd May 2023	NA	
53.	Suncity Buildeon Pvt. Ltd.	Suncity Business Tower, 224, 2 nd Floor, Sec-54, Golf Course Road, Gurgaon-122002	2,50,000/-	135	3 rd May 2018	2 nd May 2023	NA	
54.	Suncity Project Pvt. Ltd.	Suncity Business Tower, 224, 2 nd Floor, Sec-54, Golf Course Road, Gurgaon-122002	2,50,000/-	136	3 rd May 2018	2 nd May 2023	NA	
55.	Neelima Jain	Flat No-740, Pocket- A, Sec-17,	25000/-	137	3 rd May 2018	2 nd May 2023	NA	

		Dwarka, Delhi-110075						
56.	Vikram Mahajan	Ground Floor F-59(J), Sushant Lok-2, Extension, Gurgaon	25000/-	138	3 RD May 2018	2 nd May 2023	NA	
57.	V S Realtors	G-109 Ground Floor, Sushant Shopping Arcade, Sushant Lok-1, Gurugram, Haryana	2,50,000/-	139	3 rd May 2018	2 nd May 2023	NA	
58.	Manish	H. No-1333, Sec-46, Jharsa, Gurgaon, Haryana- 122003	25000/-	140	4 th May 2018	3 rd May 2023	NA	
59.	Sourabh Puri	Puri Diplomatic Green Apartment no A4 501, Sec-111, Gurugram, Haryana	25000/-	141	4 th May 2018	3 rd May 2023	NA	
60.	Ajay Singh Yadav	Flat No-1001, Tower-17, The Close South, Nirvana Country sec-50, Gurgaon-122018	25000/-	142	4 th May 2018	3 rd May 2023	NA	
61.	Devender Kumar Lohia,	H. No-72, Ghoda Mohalla, Aya Nagar, South Delhi-110047	25000/-	143	4 th May 2018	3 rd May 2023	NA	
62.	Prem Singh	Office No-411, Vipul Trada Centre, Sec-48, Sohna Road Gurgaon, Haryana	25000/-	144	4 th May 2018	3 rd May 2023	NA	
63.	Sandeep Thukral	Hno-1058, Sec-16, Faridabad, 121002	25000/-	145	15 TH June 2018	14 th June 2023	NA	
64.	Jaiment Mudgil	943/5, Gali No.7, Patel Nagar, Gurgaon	25000/-	146	8 th May 2018	7 th May 2023	NA	
65.	Karvy Realty India Ltd	Flat No-6062, Vipul Square, Sushant Lok-1 Gurgaon - 122002	2,50,000/-	147	8 th May 2018	7 th May 2023	NA	
66.	Vipin Pandey	Sef 34, Part-2, Market Sec-19, Faridabad- 121002	25000/-	148	8 th May 2018	7 th May 2023	NA	
67.	Ashwani Khanna	G-904, Mahindra Aura, Sec-110 A, Gurugram-122017	25000/-	149	8 th May 2018	7 th May 2023	NA	
68.	Kulbhushan Sharma	Shop No.32 c, Homes Avenue, Vatika India Next, Sec-83, Gurgaon - 122004	25000/-	150	8 th May 2018	7 th May 2023	NA	
69.	Ajit Singh Ahluwalia	2/502, Kendriya Vihar, Sec-56, Gurugram-122011, Haryana	25000/-	151	8 th May 2018	7 th May 2023	NA	
70	Propshop	3 rd & 4 th Floor, G-200, Sec-63, Noida-201301	2,50,000/-	152	8 th May 2018	7 th May 2023	NA	

71.	Jitender Kumar	Falt No-205, Onyx Tower, GH-25, sec-21 C-III, Faridabad-121001	25000/-	153	15 th June 2018	14 th June 2023	NA	
72.	Vipin Aggarwal	F-16, 1 ST Floor, Eldeco Station 1 Mall Sec-12, Faridabad-121007	25000/-	154	19 th June 2018	18 th June 2023	NA	
73.	Rama Tiwari	Flat No.173, HEWO Apartment Nera Sai Mandir Sec-16 A, Faridabad-121002	25000/-	155	15 th June 2018	14 th June 2023	NA	
74.	Vikas Sikriwal	705-E/6, Ward N.6, Mehrauli, South Delhi-110030	25000/-	156	8 th May 2018	7 th May 2023	NA	
75.	Vidya Nand Yadav	Unite No-001, 1 st Floor, Emmar MGF The Palm Square, Golf Course Extension Road Sec-66, Gurugram-122101	25000/-	157	8 th May 2018	7 th May 2023	NA	
76.	Sudhir Sharma	402, Tower B4, Tulip Orange sec-70, Gurugram-122101	25000/-	158	8 th May 2018	7 th May 2023	NA	
77.	Samit Batra	D 4/9, DLF Phase 1, Gurgaon	25000/-	159	8 th May 2018	7 th May 2023	NA	
78.	Ankit Vashista	49, DDA SFS Flats, Pocket-I, Sec-9, Dwarka, South West Delhi-110077	25000/-	160	8 th May 2018	7 th May 2023	NA	
79.	Vishwa Vijay	C-338, Ground Floor, Sushant Lok-1, Galleria DLF -IV, Gurgaon, Haryana-122009	25000/-	161	9 th May 2018	8 th May 2023	NA	
80.	Narinder Juneja	B-3/525 Spaze I Tech Park Sohna Road, Gurugram-12002	25000/-	162	9 th May 2018	8 th May 2023	NA	
81.	Arora Real Tech Pvt LTD.	C-1069, Sushant Lok-I, Gurugram-122002	2,50,000/-	163	9 th May 2018	8 th May 2023	NA	
82.	Sudhir Kumar	Shop No UGF- 242-E, Ansal Sushant Shopping Arcade, Sushant Lok-I, Gurugram -122009	25000/-	164	9 th May 2018	8 th May 2023	NA	
83.	Zile Singh	HNO C-122, Katyayani Apartment, Plot No-8, Sec-6, Dwarka, Delhi-110075	25000/-	165	10 th May 2018	9 th May 2023	NA	
84.	Kapil Jaglan	HNo-1798, Ground Floor, Sec-45, Kanahi (73)	25000/-	166	15 th June 2018	14 th June 2023	NA	

		Gurgaon Haryana-122003						
85.	Ravindra Singh Yadav	Flat No-603, Airport Apartment, Sec-47 Gurgaon, South City-2 Haryana-122018	25000/-	167	15 th June 2018	14 th June 2023	NA	
86.	Moneypalm Realty Pvt Ltd.	29 D, Ward- 1, Mehrauli Delhi-110030	2,50,000/-	168	10 th May 2018	9 th May 2023	NA	
87.	Raghav Narula	Block- C, 1/5 1 st Floor Uppal Southend, Sohna Road, Sec-49, Gurugram-122018	25000/-	169	10 th May 2018	9 th May 2023	NA	
88.	Varun Singh Chauhan	B-37, South City 1, Near Signature Tower Gurugram-122001	25000/-	170	10 th May 2018	9 th May 2023	NA	
89.	RPM Advisory Pvt Ltd.	51-D, Pocket- A, MIG Flats, Nand Nagri, Delhi-110093	2,50,000/-	171	10 th May 2018	9 th May 2023	NA	
90.	Vikas Humbati	Cc-140C, Shalimar Bagh Delhi-110088	25000/-	172	11 th May 2018	10 th May 2023	NA	
91.	Surender Singh Negi	HN. C-1/2810 Ground Floor Country Home Sushant Lok- 1 Gurgaon	25000/-	173	21 ST June 2018	20 th June 2023	NA	
92.	Mohit Dhari	165, Shakti Vihar, Pitam Pura Delhi-110034	25000/-	174	11 th May 2018	10 th May 2023	NA	
93.	Crossroad Consultant Inc.	1107,1 st Floor, Sec-47, Subhash Road, Gurgaon-122018	2,50,000/-	175	11 th May 2018	10 th May 2023	NA	
94.	Harjyot Singh Pahwa	Iris 2/8 Lantana Street, Vatika City, Sec-49, Gurugram	25000/-	176	11 th May 2018	10 th May 2023	NA	
95.	Ashish Arora	H.NO.76, Ward No.1, Gopi Colony, Old Faridabad-121002	25000/-	177				
96.	Flying Fish Ventures	TG-4/6B Orehid Gardens Suncity, Sec-54, Chakrapur, Gurgaon-122002	2,50,000/-	178	11 th May 2018	10 th May 2023	NA	
97.	Narayan Arya	NB-11, DLF QUTAB Plaza,DLF City Phase-1,Gurugram-122002, Haryana	25000/-	179	11 th May 2018	10 th May 2023	NA	
98.	Hometrust Realty Pvt.Ltd.	503, ILD Trade Centre, Sohna Road, Gurugram Haryana	2,50,000/-	180	11 th May 2018	10 th May 2023	NA	
99.	Sumeer Singh Karan	E 501 Maple Heights, C Block	25000/-	181	11 th May 2018	10 th May 2023	NA	

		Sushant Lok 1, Gurugram- 122009						
100.	Manoj Kumar	197/8, Gali No.8, Hnas Enclave, Gurgaon, Haryana- 122001	25000/-	182	14 th May 2018	13 th May 2023	NA	
101.	Inder Mohan Arora	House No. 72, Sec- 14, Gurugram, Haryana	25000/-	183	14 th May 2018	13 th May 2023	NA	
102.	Praveen Kanwar	AG-21, Ground Floor, Unitech Arcadia, South City- 2, Sec-49, Gurugram	25000/-	184	14 th May 2018	13 th May 2023	NA	
103.	Abhishek Kumar Singh	Flat No.204, Plot No. 295/16 Near Kali Mata mandir, Nayi Basti, Gurugram- 122001	25000/-	185	14 th May 2018	13 th May 2023	NA	
104.	Anurag Nagpal	L-1/8, DLF City- II, Gurgaon	25000/-	186	14 th May 2018	13 th May 2023	NA	
105.	Rohit Kumar Mangla	D3/401, Parsvnath Exotica, Sec-53m Golf Course Road, Gurugram, Haryana- 122003	25000/-	187	14 th May 2018	13 th May 2023	NA	
106.	Timespro Consulting LLP	Unit No. 250, 2 nd Floor, JMD Megapolis, sec-48, Gurugram, Sohna Road- 122002	2,50,000/-	188	14 th May 2018	13 th May 2023	NA	
107.	Pankaj Manchanda	Shop No. 153, 1 st Floor, Paras Trade Centre Crwal Pahari, Gurugram	25000/-	189	14 th May 2018	13 th May 2023	NA	
108.	Nakul Sharma	804/35, Sec-12A, Main Road Near H.P, Petrol Pump Gurgaon- 122001	25000/-	190	14 th May 2018	13 th May 2023	NA	
109.	Sachin Bakshi	KH-63/15, Block-D, Gopal Nagar, Najafgarh, Delhi- 110043	25000/-	191	14 th May 2018	13 th May 2023	NA	
110.	Neeraj Khullar	C-1653/A, Sushant Lok-1, Sector-43, Gurugram, Haryana- 122009	25000/-	192	14 th May 2018	13 th May 2023	NA	
111.	Gurnam Singh Julka	SCO No.122, 1 st Floor, Satyam Plaza, Civil Lines, Opp. Shama Tourist Complex, Gurgaon, Haryana- 122001	25000/-	193	15 TH June 2018	14 th June 2023	NA	
112.	Manish Narang	T-2/802, Parasvnath Green Ville Sec-48, Sohna Road, Gurugram, Haryana-122018	25000/-	194	14 th May 2018	13 th May 2023	NA	
113.	ABC Buildcon Pvt. Ltd.	128, ILD Trade Centre, Sohna	2,50,000/-	195	14 th May 2018	13 th May 2023	NA	

		Road, Sec-47, Gurugram- 122018						
114.	Vishal Mendiratta	FF-10, 1 st Floor, Ninex City Mart, Sohna Road, Gurgaon	25000/-	196	17 th May 2018	16 th May 2023	NA	
115	Agnayi	TW- COS/C/2L/Office/0 7 M3M Cosmopolitan Sec- 66, Gurgaon	2,50,000/-	197	17 th May 2018	16 th May 2023	NA	
116.	Deepak Pahuja	STS-029, DLF Star Tower, Sec-30, Gurugram	25000/-	198	16 th May 2018	15 th May 2023	NA	
117.	Heaven Homes Realty	G-24, Vardhman Bahnhof Plaza, Ground Floor Plot No. 10, Sc-12, Pocket-7, Dwarka, New Delhi-110075	2,50,000/-	199	16 TH May 2018	15 th May 2023	NA	
118.	Vijay Srivastav	H.NO. 5547, Gali NO.23, Sanjay Colony, Sec-23, Faridabad, Haryana- 121005	25000/-	200	17 th May 2018	16 th May 2023	NA	
119.	Dalip Singh	Shop No.UG- 15, Malibu Towne, Shopping Arcade, Malibu Towne, Sec- 47, Gurugram, Haryana	25000/-	201	17 th May 2018	16 th May 2023	NA	
120.	Avnish	14/1, Hans Enclave, Gurugram, Haryana	25000/-	202	17 th May 2018	16 th May 2023	NA	
121.	Arti Mala Mishra	H.NO. 36-A, New Palam Vihar, Phase- 2, Sec-112, Gurgaon- 122017	25000/-	203	17 th May 2018	16 th May 2023	NA	
122.	Varun Agarwal	16083 ATS Advantages, 17 Ahinsa Khnad, Indira Puram Shipra Sun City Ghaziabad	25000/-	204	17 th May 2018	16 th May 2023	NA	
123.	Kanchan Pandey	H.NO. 290, Near Gyan devi School, Sec-9, Gurgaon, Haryana- 122001	25000/-	205	17 th May 2018	16 th May 2023	NA	
124.	Vijay Kumar Grover	26, Mahyal Colony, SEC-40, Jharsa, Gurgaon	25000/-	206	17 th May 2018	16 th May 2023	NA	
125.	Manisha	H.No. B-264, 1 st Floor, Ramprastha Colony, Chander Nagar, Ghaziabad, U.P- 201011	25000/-	207	15 th June 2018	14 th June 2023	NA	
126.	ROI Realtors	Block A, 3 rd Floor, Unit No. 310, Unitech Arcadia, South City-2, Gurugram, Haryana, 122001	2,50,000/-	208	21 st May 2018	20 th May 2023	NA	

127.	Yogendra Awasthi	318-319 Kan Chambers, 14/113 Civil Lines, Kanpur-208001(UP)	25000/-	209			NA	
128.	Kiran Sharma	B-502, Raheja Atharva, Sector-109, Gurugram, Haryana- 12006	25000/-	210	16 th June 2018	15 th June 2023	NA	
129.	Shailender Beniwal	B-16, New Palam Vihar Phase-I, Gurugram, Haryana-122017	25000/-	211	15 th June 2018	14 th June 2023	NA	
130.	Naveen Chandola	Unit No 208 A, Unitech Arcadia South city 2, Sec-49, Gurugram, Haryana	25000/-	212	15 th June 2018	14 th June 2023	NA	
131.	Abhinav Sachdeva	B-113, Ashok Vihar Phase-I, New Delhi-110052	25000/-	213	15 th June 2018	14 th June 2023	NA	
132.	Reboi Consltancy Pvt. Ltd	2 nd Floor, 262, IT Park, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana-122018	2,50,000/-	214	15 th June 2018	14 th June 2023	NA	
133.	Shalini Upadhyay	Plot No.27, Basement, Akashneem Marg, DLF Phase-2, Gurgaon Haryana-122001	25000/-	215	15 th June 2018	14 th June 2023	NA	
134.	Kiranpreet Kaur	Office No. 265, 2 nd Floor, Vardhman Star City Mall, Sec-7, Dwarka Delhi-110075	25000/-	216	15 th June 2018	14 th June 2023	NA	
135.	Mohd Kavish Ansari	13 Near Sadar Thana, Islampur Gurgaon, Haryana-122001	25000/-	217	15 th June 2018	14 th June 2023	NA	
136.	Tejinder Singh	Shop No-27, A4 Block, Ground Floor, Shiv Market, Paschim Vihar, New Delhi-110063	25000/-	218	15 th June 2018	14 th June 2023	NA	
137.	Rishi Goel	Office 1089/5 Patel Nagar, Gurgaon, Haryana-122001	25000/-	219	15 th June 2018	14 th June 2023	NA	
138.	Arjun Kumar	Unite No-528, 5 th Floor, Silverton Tower Sec-50, Gurugram, Haryana-122018	25000/-	220	15 th June 2018	14 th June 2023	NA	
139.	Wasim Farooqi	C-960(LGF), Sushant Lok-1, Opp Vyper Kender Market, Gurugram, Haryana-122011	25000/-	221	15 th June 2018	14 th June 2023	NA	
140.	Kush Arora	Shop No. 614, 1 st Floor, Devili, Near	25000/-	222	15 th June 2018	14 th June 2023	NA	

		Holy Chowk, South Delhi-110062						
141.	Mahipal Singh Saharan	Shop No. 141/19, Main Road, Shanti Nagar, Near Distt. Court, Gurugram, Haryana-122001	25000/-	223	19 th June 2018	18 th June 2023	NA	
142.	Mahinder Kumar Mantoo	Unit No. 402, Vipul Business Park, Sohna Road, Gurugram	25000/-	224	19 th June 2018	18 th June 2023	NA	
143.	Anil Kumar	B-79, Palam Vypar Kendra, E- Block, Palam Vihar, Gurugram	25000/-	225	19 th June 2018	18 th June 2023	NA	
144.	Ashish Jaiswal	D 1A/115, D- Block, Janak Puri West Delhi- 110058	25000/-	226	19 th June 2018	18 th June 2023	NA	
145.	Naveen Chanda	UGF- 01, ABW Tower, Iffco Chowk, M.G Road, Gurugram	25000/-	227	19 th June 2018	18 th June 2023	NA	
146.	Sandeep Sharma	Unit No. B303, 3 rd Floor, Unitech Business Zone Nirvana Country, South City-2, Sec-50, Gurugram-122018	25000/-	228	20 th June 2018	19 th June 2023	NA	
147.	Rajeev Ahlawat	216, 2 nd Floor, M3M Cosmopolitan sec-66, Gurugram-122101	25000/-	229	20 th June 2018	19 th June 2023	NA	
148.	Diwakar Verma	C-3624, Green Fields Colony Faridabad, Haryana- 121010	25000/-	230	20 th June 2018	19 th June 2023	NA	
149.	Jagdish Kumar Tuli	F- 68 Lajpat Nagar 2, New Delhi-110024	25000/-	231	20 th June 2018	19 th June 2023	NA	
150.	Kamal Jeet	S11, A Block, Baani Square, Sec-50, Gurugram	25000/-	232	20 th June 2018	19 th June 2023	NA	
151.	Mayra Homes	C- 009 G.F. Vatika Town Square Sec-82A Gurugram	2,50,000/-	233	21 st June 2018	20 th June 2023	NA	
152.	Anil Kumar	Plot No. 14, Shop No. G-5, Vardhman Airport Plaza-II, Sec-6, Dwarka, New Delhi	25000/-	234	21 st June 2018	20 th June 2023	NA	
153.	Shekhawati Solar Power Pvt. Ltd.	1105, Millenium Plaza, Tower B, Sec-27, Gurgaon, Haryana-122009	2,50,000/-	235	21 st June 2018	20 th June 2023	NA	
154.	Shiv Charan Rohilla	Shop No-6 Leisure Valley, Shopping Complex, Sec-29, Gurgaon	25000/-	236	21 st June 2018	20 th June 2023	NA	

155.	Naveen Kumar Yadav	Shop No. 114, Main IMT road, village Hayatpur, Gurugram, Haryana	25000/-	237	21 st June 2018	20 th June 2023	NA	
156.	Rohit Bali	Plot No. 7, 1 st Floor, Sec-44, Gurugram, Haryana- 122003	25000/-	238	21 st June 2018	20 th June 2023	NA	
157.	Ravi Kumar	F-405, Sushant Lok-3, Sec-57, Gurgaon, Haryana-122002	25000/-	239	25 th June 2018	24 th June 2023	NA	
158.	Avnish Yadav	B-26, Palam Udyog, Plot No 3, Sector-18, Gurugram	25000/-	240	25 th June 2018	24 th June 2023	NA	
159.	Ujjwal Properties	Plot No.60, Block-F, South City-2, Sohna Road, Gurgaon	2,50,000/-	241	25 th June 2018	24 th June 2023	NA	
160.	Ravinder Kumar	EC-146, Tagore Garden New Delhi-110027	25000/-	242	25 th June 2018	24 th June 2023	NA	
161.	Jatinder Singh	Office No. F-5, 1 ST Floor, Manish Chamber-3, Plot No.6, LSC, Sec-12, Dwarka New Delhi-110078	25000/-	243	25 th June 2018	24 th June 2023	NA	
162.	Mahender Singh Vikas	Ground Floor, Plot No. 10, Street-4, Block-G, Sec-82, Gurgaon, Haryana-122004	25000/-	244	25 th June 2018	24 th June 2023	NA	
163.	D S Home Construction Pvt. Ltd.	302 A, 3 rd Floor Global Foyer Building Golf Course Road, Sec-43, Gurgaon-122001	2,50,000/-	245	25 th June 2018	24 th June 2023	NA	
164.	Santosh Kumar Sah	Property No. 2, Ground Floor Village Noorpur Palra Road Gurgaon- 122101	25000/-	246	25 th June 2018	24 th June 2023	NA	
165.	Raunaq Singh Arora	428, Galleria Tower, DLF Phase 4, Gurugram-122009	25000/-	247	25 th June 2018	24 th June 2023	NA	
166.	Dhruv Singh	6024, 3 rd Floor, Sec-B, Pocket-8, Vasant Kunj, New Delhi-110070	25000/-	248	25 th June 2018	24 th June 2023	NA	
167.	Manoj Chauhan	Plot No. 39-P. Sec-31, Gurgaon	25000/-	249	26 th June 2018	25 th June 2023	NA	
168.	Atul Sharma	Hn-303, Tower-6 Valley View Estate Gualpahari(77) Gurugram- 122003	25000/-	250	26 th June 2018	25 th June 2023	NA	
169.	Yassh Deep Builders LLP	Plot No.80, Sec-44, Gurugram, Haryana - 122001	2,50,000/-	251	3 rd July 2018	2 nd July 2023	NA	

170.	Archana Saini	S-11, 2 ND Floor, Central Plaza Mall, Golf Course Road sec-53, Gurgaon, Haryana	25000/-	252	3 rd July 2018	2 nd July 2023	NA	
171.	Marquee Assets LLP.	D- 4/5, DLF Phase I, Near Summer Field School, Sikanderpur, Gurugram- 122001	2,50,000/-	253	3 rd July 2018	2 nd July 2023	NA	
172.	Surender Kumar	Office. 528, 5 th Floor, Silverton Tower, Sec-50, Gurugram, Haryana- 122002	25000/-	254	3 rd July 2018	2 nd July 2023	NA	
173.	Suhail Bajaj	501, 5 th Floor, Suncity Success Tower, Golf Course, Extension road, Sec-65, Gurugram, Haryana	25000/-	255	3 rd July 2018	2 nd July 2023	NA	
174.	Aapt Dubey	D2B-202, Golf Links Residency Sec-18B, Pocket- 2, Dwarka NSIT Dwarka, South West Delhi- 110078	25000/-	256	4 TH July 2018	3 rd July 2023	NA	
175.	Acres Incorporated	Unit No. SB/C/4L/ Office/016 M3M, Urbana Sec-67, Gurugram	2,50,000/-	257	4 TH July 2018	3 rd July 2023	NA	
176.	Anand Kumar	Kharsa No. 1577/175, Shakti Nagar, Main Basai Road, Pataudi Chowk, Gurugram- 122001	25000/-	258	4 TH July 2018	3 rd July 2023	NA	
177.	Roosters Landbase Pvt. Ltd.	Shop no.1, SK Communication Tower, Opposite Darbaripur Road, Near SBI Bank ATM, Badshapur, Gurugram- 122101	2,50,000/-	259	4 TH July 2018	3 rd July 2023	NA	
178.	Rohit Kanwar	Shop No. 308, 3 rd Floor, Pankaj Plaza, Plot No.4, Sec-4, Dwarka, New Delhi-110075	25000/-	260	4 TH July 2018	3 rd July 2023	NA	
179.	Ankit Sarpal	FF- 130, Star Mall, Gurgaon, Haryana- 122002	25000/-	261	7 th July 2018	6 th July 2023	NA	
180.	Rajesh Batra	A-13, Ground Floor, Town Square, Sec- 82 A, Gurugram, Haryana	25000/-	262	7 th July 2018	6 th July 2023	NA	
181.	Ujjawal Chadha	121/5 Somdatt Chamber 1, Bhikaji Cama Place, New Delhi- 110066	25000/-	263	7 th July 2018	6 th July 2023	NA	

182.	Amir Chand Saini	Ward No.2, Rampur Road, Village Todapur Hailymandi, Gurgaon, Haryana 122504	25000/-	264	7 th July 2018	6 th July 2023	NA	
183.	Deo Kumar Tiwari	AZ-57/1/B, 1 st Floor, Nasirpur Road, Dakri Extension, New Delhi-10045	25000/-	265	9 th July 2018	8 th July 2023	NA	
184.	J P Varshney	Shop No. 250, Vardhman Dee, cee Plaza, Plot No. 7, sec-11, Dwarka, New Delhi	25000/-	266	9 th July 2018	8 th July 2023	NA	
185.	Dherya Kanwar	Omaxe Gurgaon Mall, A-Block Shop No. 27, Ground Floor Sohna Road, Gurgaon	25000/-	267	9 th July 2018	8 th July 2023	NA	
186.	Balram Saini	Shop No. 8, Corona Optus Shopping Complex Sec-37C, Gurugram	25000/-	268	9 th July 2018	8 th July 2023	NA	
187.	Anu Gupta	Shop No. 136, 1 st Floor, Block A, The Arcadia South City-2, Gurugram, Haryana	25000/-	269	9 th July 2018	8 th July 2023	NA	
188.	ADOBE- The Homes	J-1/4, LG Floor, DLF Phase-2, Gurugram, Haryana	2,50,000/-	270	9 th July 2018	8 th July 2023	NA	
189.	Deepak Goyal	3/57, Ward No.3, Hailymandi, Gurgaon	25000/-	271	9 th July 2018	8 th July 2023	NA	
190.	Prem Krishan Dhar	Ward No.6, Ambedkar Colony, Sohna Gurugram, Haryana	25000/-	272	9 th July 2018	8 th July 2023	NA	
191.	Chander Mohini Sawhney	Unit No. 246, 2 nd Floor, Vipul Trade Centre, Gurugram, Haryana	25000/-	273	9 th July 2018	8 th July 2023	NA	
192.	Vikaas Khanna	H.no-690, 1 st Floor Sec-45, Gurugram, Haryana	25000/-	274	9 th July 2018	8 th July 2023	NA	
193.	Kanwar Pal Singh	1 st Floor, 17/463, DDA Flats, Madangir, New Delhi-110062	25000/-	275	9 th July 2018	8 th July 2023	NA	
194.	Vinod Kumar Thukral	Shop No. G2D(GF) Best Arcade, Plot No.3, MLU, Sec-12, Pocket-6, KM Chowk, Dwarka, New Delhi- 110078	25000/-	276	9 th July 2018	8 th July 2023	NA	
195.	Akash Kohli	C-2/2/, Janakpuri New Delhi-110058	25000/-	277	16 th July 2018	15 th July 2023	NA	
196.	Rajesh Dang	P.No. 803, Tower Giza, 8 th Floor,	25000/-	278	16 th July 2018	15 th July 2023	NA	

		Omaxe Nile, Sohna Road, (Near Omaxe Mall) Sec- 48, Gurugram- 122018						
197.	Vibhu Dhingra	E-162, The Crest, DLF Phase5, Gurugram, Haryana	25000/-	279	16 th July 2018	15 th July 2023	NA	
198.	Pawan Kumar	1634, DLF PhaseIV, Gurugram-122009, Haryana	25000/-	280	16 th July 2018	15 th July 2023	NA	
199.	Jaspreet Singh	R- 5/107, M3M Urbana, Sec-67, Gurgaon, Haryana-122102	25000/-	281	16 th July 2018	15 th July 2023	NA	
200.	Realtime Realtors	1005, 1006, 10 th Floor, Emaar The Palm Square, Sec-66. Golf Course Extension Road, Gurugram, Haryana	2,50,000/-	282	16 th July 2018	15 th July 2023	NA	
201.	Pankaj Tomar	F-10, Ground Floor, Sushant Lok-II, Gurgaon- 122002	25000/-	283	16 th July 2018	15 th July 2023	NA	
202.	Tejender Sighadia	U-213, New Palam Vihar, Phase-2, Sec-106, Near Jahajgarh Village, Gurugram, Haryana	25000/-	284	16 th July 2018	15 th July 2023	NA	
203.	Dusshyant Manuja	145, 1 st Floor, Behind Dell Building, Sector-43, Gurugram, 122002	25000/-	285	16 th July 2018	15 th July 2023	NA	
204.	Sandeep Jain	TSF-04, 2 nd Floor, Ocus Technopolis, Sector-54, Golf Course Road, Gurugram	25000/-	286	16 th July 2018	15 th July 2023	NA	
205.	Plush Homes LLP	Flat No. A 1102 Tower A Park View City 1, Sec-48, Sohna Road, Gurgaon, Haryana	2,50,000/-	287	16 th July 2018	15 th July 2023	NA	
206.	Aman Bajaj	Shop-2, Jahajgarh Village, Sec-106, Dwarka Expressway, Gurugram	25000/-	288	18 TH July 2018	17 th July 2023	NA	
207.	Poonam Kumari Tiwari	D36/A, 2 nd Floor, Chattarpur Enclave, Phase-1 , New Delhi -110074	25000/-	289	18 TH July 2018	17 th July 2023	NA	
208	House Forever	Shop No. S/1-1, Local Shopping Centre Takshila Heights, Sec-37C, Gurugram, Haryana-122001	2,50,000/-	290	25 th July 2018	24 th July 2023	NA	
209.	Sumit Singh	1 st Floor, Plot No. 856, Sec-43, Gurugram, Haryana-122004	25000/-	291	25 th July 2018	24 th July 2023	NA	

210.	Ashok Kumar Bhatia	Shop No. S-1, Pankaj Arcade, Pocket-4, Sec-11, Dwarka, New Delhi	25000/-	292	25 th July 2018	24 th July 2023	NA	
211.	Rahul	C-29, LGF, Sushant Lok-1, Gurugram, Haryana- 122001	25000/-	293	25 th July 2018	24 th July 2023	NA	
212.	Anil Nagpal	G-153, South City 2, Gurgaon- 122018	25000/-	294	25 th July 2018	24 th July 2023	NA	
213.	Sandeep Jain	G-33, Ground Floor, South City Arcade, South City-1, Gurugram	25000/-	295	25 th July 2018	24 th July 2023	NA	
214.	Mohammad Akabar Aazam	752/2 B, Patel Nagar, Gurgaon-122001, Haryana	25000/-	296	25 th July 2018	24 th July 2023	NA	
215.	Ramesh Kumar Tuteja	Village Garali Khurd, Main Pataudi Road, Near Hanuman	25000/-	297	27 th July 2018	26 th July 2023	NA	
216.	Jituman Basumatari	1127/11 th Floor, JMD Megapolis Sector-48, Gurugram, Haryana	25000/-	298	27 th July 2018	26 th July 2023	NA	
217.	Ashok Kumar Khanna	Shop No. 201, Vardhman Market, Sec-2, Dwarka, New Delhi-110075	25000/-	299	27 th July 2018	26 th July 2023	NA	
218.	DGL Real Estates	Sec-64 Golf Course Extension Road Gurgaon	2,50,000/-	300	27 th July 2018	26 th July 2023	NA	
219.	Vidhya Dhar	Office no. 212, Tower-A, Spazedge Building, Sohna Road, Sec-47, Gurgaon- 122002	25000/-	301	7 th Aug 2018	6 th Aug 2023	NA	
220.	Anshul Roberts	Shop No. 101, Ground Floor, Supertech Mart, Sec-74, Noida-201301	25000/-	302	7 th Aug 2018	6 th Aug 2023	NA	
221.	Sanjeev Maluja	Shop No. G-67, Ground Floor, Vardhma Star City Mall, Sec-7, Dwarka New Delhi- 110075	25000/-	303	7 th Aug 2018	6 th Aug 2023	NA	
222.	Mahinder Singh	Flat No. 102, Tower- S2, Life Style Homes, Sec-83, Shikohpur Haryana- 122004	25000/-	304	7 th Aug 2018	6 th Aug 2023	NA	
223.	Cushman & wakefield (India) Pvt.Ltd	Office- 14th Floor, Building 8, Tower C, DLF Cyber City Gurugram, Haryana- 122002	2,50,000/-	305	7 th Aug 2018	6 th Aug 2023	NA	
224.	Neeraj Yadav	1, the Seven Lamps Retail, Lamps Avenue, Sec-82,	25000/-	306	9 th Aug 2018	8 th Aug 2023	NA	

		Vatika Inadia Next, Gurugram- 122004						
225.	Raj Kumar Kaushik	Shop No. IX- 32, ILD Trade Tower, Sec-47, Sohna Road, Gurugram, Haryana	25000/-	307	9 th Aug 2018	8 th Aug 2023	NA	
226.	Nitin Rajpal	SB/R/GL/01/003, M3M Urbana, Sec-67, Gurugram, Haryana	25000/-	308	9 th Aug 2018	8 th Aug 2023	NA	
227	Gajraj Singh Parmar	199, Room No 211, Astha Mahavir Bhawan, Chakarpur(74) Gurugram-122002, Haryana	25000/-	309	12 th Aug 2018	11 th Aug 2023	NA	
228.	Raiv Satija	RZ-11, Ground Floor, Palam Vihar, Sec-6, Dwarka, New Delhi- 110075	25000/-	310	12 th Aug 2018	11 th Aug 2023	NA	
229.	Ramesh Kumar Ghai	216, 2 nd Floor, M3M Cosmopolitan, Sec-66, Gurugram, Haryana- 122101	25000/-	311	12 th Aug 2018	11 th Aug 2023	NA	
230.	Manish Chawla	A- 176, MIG Flats, Rajouri Garden, New Delhi- 110027	25000/-	312	12 th Aug 2018	11 th Aug 2023	NA	
231.	Vijay Singh Rawat	Shop No.9, 1 st floor, JMD Galleria Sohna Road, Gurugram, Haryana	25000/-	313	12 th Aug 2018	11 th Aug 2023	NA	
232.	Domnic Tobias	410, M3M Cosmopolitan, Sec-66, Gurugram-122001(Haryana)	25000/-	314	12 th Aug 2018	11 th Aug 2023	NA	
233.	Rahul Kumar	Shop Near 68, Avenue mall, SEC-68, Sohna road, Badshahpur, Gurugram, Haryana- 122101	25000/-	315	12 th Aug 2018	11 th Aug 2023	NA	
234.	Narender Singh	Office no.6, FF-6, 1 st Floor, Varun Tower-I, Sec-20(B) Main Mathura Road, Faridabad-121007	25000/-	316	13 th Aug 2018	12 th Aug 2023	NA	
235.	Ranjit Kumar Jha	P-49 G.F, B.P.T.P Elite floor, Sec-75, Faridabad, Haryana-121004	25000/-	317	13 th Aug 2018	12 th Aug 2023	NA	
236.	Kuldeep Kumar Swami	Office No. 9, Basement Floor, Krishna Palace Commercial Complex, Sec-20(B), Faridabad	25000/-	318	13 th Aug 2018	12 th Aug 2023	NA	
237.	Mohit Arora	Villa no.49, Ground Floor, Front Portion, Block-III,	25000/-	319	13 th Aug 2018	12 th Aug 2023	NA	

		Eros Garden Colony, Faridabad						
238.	Devender B Chonch	Flat No.814, Indra Prakash Building, New Delhi- 110001	25000/-	320	13 th Aug 2018	12 th Aug 2023	NA	
239.	Chandra Vikas	D-139, GF, Sushant Shopping Arcade, Sushant Lok-I, Gurugram - 122009	25000/-	321	13 th Aug 2018	12 th Aug 2023	NA	
240.	Harlequin Consultancy Services Pvt. Ltd.	306- Arunachal Building, 19- Barakhamba Road, Cannaught Place New Delhi- 11001	2,50,000/-	322	13 th Aug 2018	12 th Aug 2023	NA	
241.	Surender	412, 4 th Floor, Commercial Complex ILD Trade Center, Gurgaon	25000/-	323	13 th Aug 2018	12 th Aug 2023	NA	
242.	Priya Mahajan	Plot No.1404, Sec-10 A, Gurgaon-122001, Haryana	25000/-	324	16 th Aug 2018	15 th Aug 2023	NA	
243.	Jawaid Akhter	1-A, UGF, Near Nawada Metro Station, Gulab Bagh, Uttam Nagar, New Delhi- 110059	25000/-	325	16 th Aug 2018	15 th Aug 2023	NA	
244.	Pratul Kumar Madan	G-22, Suneja Tower-1, District Center, Janakpuri, New Delhi- 110018	25000/-	326	16 th Aug 2018	15 th Aug 2023	NA	
245.	Kuldeep Singh	25/2, Musstil No.9, Vill Dharam-pur, Po. Daultabad, Gurugram, Haryana	25000/-	327	16 th Aug 2018	15 th Aug 2023	NA	
246.	Nitin Mittal	SF-03,2 nd FLOOR, Ninex City Mart, Sohna Road, Sec-49, Gurugram, Haryana-122018	25000/-	328	16 th Aug 2018	15 th Aug 2023	NA	
247.	Zuari Finserv Private Limited	Plot No.2, Zamrudpur Community Centre, Kailash Colony Extension, New Delhi- 110048	2,50,000/-	329	16 th Aug 2018	15 th Aug 2023	NA	
248.	Vijay Sethi	A- 808, 8 TH Floor, Unitech Arcadia Building, South City 2, Sec-49, Gurugram- 122018, Haryana	25000/-	330	16 th Aug 2018	15 th Aug 2023	NA	
249.	Arihant Real India Group	D- 29, om vihar, Phase-V, Uttam Nagar, New Delhi-110059	2,50,000/-	331	16 th Aug 2018	15 th Aug 2023	NA	
250.	SSTS Inframantra Pvt. Ltd.	C 106, IR WO, Sector-47, Gurugram, Haryana- 122002	2,50,000/-	332	24 th Aug 2018	23 rd Aug 2023	NA	

251.	Rajeev	Shop No.418, 4 th Floor, The Shopping Mall, Sec-49, Gurugram	25000/-	333	24 th Aug 2018	23 rd Aug 2023	NA	
252.	Manmeet Dhankhar	Shop no. 2, Kataria Market, Near Takshila Heights Sec-37C, Gurugram	25000/-	334	24 th Aug 2018	23 rd Aug 2023	NA	
253.	Sumanna Sagar	Shop No. 128, Basement Huda Market, Sec-23, Gurugram-122017, Haryana	25000/-	335	24 th Aug 2018	23 rd Aug 2023	NA	
254.	Angad Singh Kohli	A-48, Narang Colony, Janakpuri, New Delhi- 110058	25000/-	336	28 th Aug 2018	27 th Aug 2023	NA	
255.	Chhater Pal	Shop No.215, Vyapar Kendra, Palam Vihar, Gurugram	25000/-	337	28 th Aug 2018	27 th Aug 2023	NA	
256.	Mona Gupta	G-79, Spaze Palazo, Sec-69, Gurgaon, Haryana	25000/-	338	28 th Aug 2018	27 th Aug 2023	NA	
257.	Ravindra Kumar	S-9, Manish Twin Plaza, Plot No.3, Sec-4, Dwarka, New Delhi-110075	25000/-	339	28 th Aug 2018	27 th Aug 2023	NA	
258.	Chaman Yadav	Office No.230, 2 nd Floor, JMD, Megapolis, Sec-48, Gurgaon-122001	25000/-	340	28 th Aug 2018	27 th Aug 2023	NA	
259.	Vinayak Nandan Bharna	EC-201, SFS, G-8 Area, Maya Enclave, New Delhi-110064	25000/-	341	28 th Aug 2018	27 th Aug 2023	NA	
260.	Vikas Goel	Unit No. A-26D, 2 nd Floor, Sushant Lok-3, Main Golf Course Road Extn. Gurgaon, Hayana-122001	25000/-	342	28 th Aug 2018	27 th Aug 2023	NA	
261.	Amit Ratra	D-130, F.F, Rodeo Drive, South City II, Gurgaon - 122018	25000/-	343	28 th Aug 2018	27 th Aug 2023	NA	
262.	Lalit Seth	Shop No GSH 15, Sec-56, Golf Course Road, Gurugram-122011, Haryana	25000/-	344	28 th Aug 2018	27 th Aug 2023	NA	
263.	Sameer Kumar	Shop No. 32, 1 st Floor, Vatika City Market, Sec-49, Gurugram- 122018	25000/-	345	28 th Aug 2018	27 th Aug 2023	NA	
264.	Parikshit Chopra	F-16, 2 nd Floor, Main Road above yes bank, Near Deshbandhu College, Kalkaji New Delhi- 11019	25000/-	346	28 th Aug 2018	27 th Aug 2023	NA	
265.	FNM Property Services Pvt. Ltd.	FK-11 & 12, 1 st Floor Som dutt Chambers01, Building No.5,	2,50,000/-	347	28 th Aug 2018	27 th Aug 2023	NA	

		Bhikaji Cama Place, New Delhi- 110066						
266.	Dinesh Kumar Tiwari	Shop No.306, 3 rd Floor, DDA C-Block Market, Vikaspuri, New Delhi- 110018	25000/-	348	30 th Aug 2018	29 th Aug 2023	NA	
267.	Sachin Dalal	SCO-35, Sec-15II, Gurgaon, Haryana-122001	25000/-	349	30 th Aug 2018	30 th Aug 2018	NA	
268.	R.k Realtors	4D/60, 1 st Floor, Old Rajender Nagar, New Delhi	2,50,000/-	350	4 th Sep 2018	3 rd Sep. 2023	NA	
269.	Lalit Kumar	04, B Block, Mohan Nagar, Maruti Kunj Road, Near Ayypa Mandir, Gurgaon, Haryana-122102	25000/-	351	5 th Sep 2018	4 th Sep. 2023	NA	
270.	Arun Kapur	2 nd Floor, Front side, Shanti Complex Main Sikanderpur Market, opp metro pillar no.57, MG Road, Gurugram, Haryana	25000/-	352	5 th Sep 2018	4 th Sep. 2023	NA	
271.	Jyoti Ranjan Das	T-444, Tower-B, Palam Corporate Plaza, Palam Vihar, Sec-3, Gurugram-122017	25000/-	353	5 th Sep 2018	4 th Sep. 2023	NA	
272.	Pankaj Balani	329/330, Basement Floor, Double Story, New Rajinder Nagar, New Delhi-11060	25000/-	354	5 th Sep 2018	4 th Sep. 2023	NA	
273.	Samikar Prakash	GF- 139, Sushant Vaypar Kendra Sushant Lok, Gurgaon-122002	25000/-	355	5 th Sep 2018	4 th Sep. 2023	NA	
274.	Bakul Mathur	Shop No. 103, Satyam Plaza, Gurugram, Haryana-122001	25000/-	356	5 th Sep 2018	4 th Sep. 2023	NA	
275.	Sandeep Maheshwari	M-9/34, 2 nd Floor, DLF Phase 2, Gurgaon, Haryana-122002	25000/-	357	5 th Sep 2018	4 th Sep. 2023	NA	
276.	Manish	SCO-30, Sec-46, Gurugram, Haryana	25000/-	358	5 th Sep 2018	4 th Sep. 2023	NA	
277.	Bharat Chauhan	Office No. 710, T-1, DLF Corporate Green, Sec-74A, Gurugram -122004	25000/-	359	5 th Sep 2018	4 th Sep. 2023	NA	
278.	Dushyant Yadav	SCO No. d16, Sec-1, Manesar, Gurgaon, Haryana-122001	25000/-	360	5 th Sep 2018	4 th Sep. 2023	NA	
279.	Neeraj Gakhar	F-133, Ground Floor, B – Block, Sushant Shopping Arcade, S.L.I, Gurgaon-122002	25000/-	361	5 th Sep 2018	4 th Sep. 2023	NA	

280.	Suresh Kumar Malik	G-24, South City Arcade, South city-1, Gurugram, Haryana	25000/-	362	5 th Sep 2018	4 th Sep. 2023	NA	
281.	Shipra Laxmikantam Developers LLP	Plot No. 80, Sec-4, Gurugram, Haryana-122001	2,50,000/-	363	7 th Sep 2018	6 th Sep. 2023	NA	
282.	Golden Bricks Real Estate Worldwide LLP	Ground Floor, C-396, Sushant Lok, Phase-I, Gurgaon, Haryana-122001	2,50,000/-	364	7 th Sep 2018	6 th Sep. 2023	NA	
283.	Adinath Associates	50, Naveentam Apartments, Sec-91, Rohini, Delhi-110085	2,50,000/-	365	7 th Sep 2018	6 th Sep. 2023	NA	
284.	Aditya Seth	PPD-122, DLF Park Place. DLF Phase-5, Gurugram, Haryana-122011	25000/-	366	7 th Sep 2018	6 th Sep. 2023	NA	
285.	Maison Infratech Pvt. Ltd.	957 C, 9 th Floor, Tower- B1, Tech Park, Sec-49, Sohna Road, Gurugram, Haryana-122001	2,50,000/-	367	7 th Sep 2018	6 th Sep. 2023	NA	
286.	Ajay Kumar Chauhan	PF 1168/6, Roshan Pura, Gurgaon	25000/-	368	7 th Sep 2018	6 th Sep. 2023	NA	
287.	Teena Goyal	Plot No.9, Ground Floor, Street No. E2, Sec-82, Vatika India Next, Gurgaon	25000/-	369	10 th Sep 2018	9 th Sep 2023	NA	
288.	Meera Samuh Corporate Services Pvt. Ltd.	Suite 435-436, Tower-B, Spaze Edge, Sohna Road, Sec-47, Gurugram-122001	2,50,000/-	370	10 th Sep 2018	9 th Sep 2023	NA	
289.	Virender Kumar	103B, Rajender Park, Main Rohtak Road, Nangloi, New Delhi-110041	25000/-	371	10 th Sep 2018	9 th Sep 2023	NA	
290.	Woodcreeper Homes Pvt. Ltd.	1002- 1003-1005, Regus Infinity Business Hub, 10 th Floor, Levana Cyber Heights, Vibhuti Khand, Gomti Nagar, Lucknow- 226010	2,50,000/-	372	13 th Sep 2018	12 th Sep 2023	NA	
291.	Vikas Wasudev	H.No. 752, Sec-42, Gurgaon, Haryana	25000/-	373	13 th Sep 2018	12 th Sep 2023	NA	
292.	Jagdish Prasad	UGF- 140, Vyapar Kendra Market, C-Block, Sushant Lok-1, Gurugram-122002	25000/-	374	13 th Sep 2018	12 th Sep 2023	NA	
293.	United Propsolutions Pvt. Ltd.	E-169, Sushant Lok-II, Sec-56, Gurugram, Haryana- 122001	2,50,000/-	375	13 th Sep 2018	12 th Sep 2023	NA	

294.	Kushal Vir	Office at 2042m Sector-3, Faridabad, Haryana	25000/-	376	13 th Sep 2018	12 th Sep 2023	NA	
295.	Naveen Chauhan	GF-25, Sushant Vyapar Kendra, C-Block, Sushant Lok-1, Gurgaon, Haryana	25000/-	377	13 th Sep 2018	12 th Sep 2023	NA	
296.	Amit Kumar	Purana Kauwa , Near Shiv Mandir, Village, Sukhrali, Gurgaon-122007	25000/-	378	13 th Sep 2018	12 th Sep 2023	NA	
297.	HNI Reality Ventures Pvt. Ltd.	209/23, Gaurav Towers, PVR Complex, Vikaspuri, New Delhi-110018	2,50,000/-	379	13 th Sep 2018	12 th Sep 2023	NA	
298.	Randhir Kashyap	Unit No. 5A, Tower A, Sapazedge, Sohna Road, Gurgaon- 122018	25,000/-	380	25 th Sep 2018	24 th Sep 2023	NA	
299.	Sanjeev Kumar	140, 1 st Floor, Tower-A, Logix Technova, Sec-132, Noida, U.P- 201301	25,000/-	381	25 th Sep 2018	24 th Sep 2023	NA	
300.	Manoj Kumar	Durga Colony, Phase-I, Jhajjar Road, Rewari, Haryana	25,000/-	382	25 th Sep 2018	24 th Sep 2023	NA	
301.	Rajeev Nagpal	222, 2 nd Floor, U.S Complex, Opp. Apollo Hospital, Mathura Road, Sarita Vihar, New Delhi-110076	25,000/-	383	25 th Sep 2018	24 th Sep 2023	NA	
302.	Mohit Kumar Singh	EF-801, 8 th Floor, JMD Megapolis, Sec-48, Sohna Road, Gurugram	25,000/-	384	25 th Sep 2018	24 th Sep 2023	NA	
303.	Mahesh Kumar	Office NO. b-14, New Palam Vihar, Phase-2, Sec-110, Gurgaon, Haryana	25,000/-	385	25 th Sep 2018	24 th Sep 2023	NA	
304.	Aajay Khetrpal	18, F.F, Vipul Square Building, B-Block Sushant Lok-1, Gurgaon-122002	25,000/-	386	25 th Sep 2018	24 th Sep 2023	NA	
305.	M/S Sairabh Ventures Pvt. Ltd.	Unit No. 804, 8 th Floor, M3M Cosmopolitan, Sec-66, Golf Course Ext. Road, Gurgaon-122001	2,50,000/-	387	25 th Sep 2018	24 th Sep 2023	NA	
306.	Anil Kumar	Vision Realtech, SF 41, Omaxe Celebration mall, Sec-48, Gurgaon	25,000/-	388	25 th Sep 2018	24 th Sep 2023	NA	
307.	M/S Deltastar Advisory Pvt. Ltd.	314, 3 rd Floor, Paras Trade Centre. Gwal Pahari, Gurugram	2,50,000/-	389	27 th Sep 2018	26 th Sep 2023	NA	

308.	Prashant Mohan Kalra	LGF, f-24, Sushant Shopping Arcade Sushant Lok, Phase-1, Gurgaon, Haryana-122002	25000/-	390	27 th Sep 2018	26 th Sep 2023	NA	
309.	Dawn Malik	E23 LGF Sushant Shopping Arcade, Sushant Lok, Gurgaon, Haryana	25000/-	391	27 th Sep 2018	26 th Sep 2023	NA	
310.	Ajay Kumar Arora	B-202, Olive Heights, Sec-56, Gurugram, Haryana	25000/-	392	27 th Sep 2018	26 th Sep 2023	NA	
311.	Shikha Chopra	Unit NO. 954 A, 9 th Floor, JMD Megapolis, Sec-48, Sohna Road, Gurgaon-122018, Haryana	25000/-	393	3 rd Oct. 2018	2 nd Oct. 2023	NA	
312.	Aviral Kaushik	Shop No.7, Sec-109, Gurugram, Haryana	25000/-	394	3 rd Oct. 2018	2 nd Oct. 2023	NA	
313.	Anil Kumar	2 nd Floor, SCF-25, Huda Market Sec-14, Gurugram, Haryana-122001	25000/-	395	3 rd Oct. 2018	2 nd Oct. 2023	NA	
314.	Rajkumar	Shop No. 1, 197, Block-G, Ashok Vihar-3, Near Bestech Park View Residency, Gurugram	25000/-	396	3 rd Oct. 2018	2 nd Oct. 2023	NA	
315.	Property pistol Realty Pvt. Ltd.	Unit No 245A, 2 nd Floor Tower B, Spaze Edge, Sec-47, Sohna Road, Gurugram, Haryana	2,50,000/-	397	3 rd Oct. 2018	2 nd Oct. 2023	NA	
316.	Surender Kumar	Plot No.80, Lower Ground, Sec-44, Gurgaon, Haryana	25000/-	398	3 rd Oct. 2018	2 nd Oct. 2023	NA	
317.	Nitin Chadha	145, 2 nd Floor, Behind Dell Building, Sec-43, Gurugram-122002	25000/-	399	3 rd Oct. 2018	2 nd Oct. 2023	NA	
318.	Pulkit Sharma	Unit No. 205, Suncity Business Tower, Golf Course Road, Sec- 54, Gurugram, Haryana	25000/-	400	8 th Oct. 2018	7 th Oct. 2023	NA	
319.	Nitin Sood	B 405 Somdutt Chambers I, Building Number 5, Bhikaji Camaplace New Delhi-110066	25000/-	401	8 th Oct. 2018	7 th Oct. 2023	NA	
320.	Alok Kumar Singh	LWF, E-48, Sushant Shopping Arcade, Sushant Lok-1, Gurugram, Haryana	25000/-	402	11 th Oct. 2018	10 th Oct. 2023	NA	
321.	Bharat Bhushan	Shop No.26, BOTP Princess Park, Sec-86, Faridabad	25000/-	403	11 th Oct. 2018	10 th Oct. 2023	NA	
322.	Sunil Kumar Singh	H-22, LGF, Sushant Shopping Arcade,	25000/-	404	11 th Oct. 2018	10 th Oct. 2023	NA	

		Block-B, Sushant Lok-1, Gurgaon-122009						
323.	Corporate LandLord India Pvt. Ltd.	Unit No.1127, 11 th Floor, JMD Megapolis, Sec-48, Sohna Road, Gurugram, Haryana- 122018	2,50,000/-	405	15 th Oct. 2018	14 th Oct. 2023	NA	
324.	Amit Yadav	Krishan Nagar, Basai Road, Near Manoj Marbles, Gurugram, Haryana	25000/-	406	15 th Oct. 2018	14 th Oct. 2023	NA	
325.	Ajay	Kiosk No.3 NBCC Heights, Sec-89, Pataudi Road, Gurugram, Haryana	25000/-	407	15 th Oct. 2018	14 th Oct. 2023	NA	
326.	Chandan Kumar	D-141, Sushant Shopping Arcade, Sushant Lok 1, Gurgaon, Haryana-122009	25000/-	408	15 th Oct. 2018	14 th Oct. 2023	NA	
327.	Bhaskar Malik	Shop No.7, Sec-109, Gurugram, Haryana	25000/-	409	15 th Oct. 2018	14 th Oct. 2023	NA	
328.	Varun Dawar	Plot No.2731, IP Ground Floor, West Side, Sec-57, Gurgaon, Haryana-122413	25000/-	410	15 th Oct. 2018	14 th Oct. 2023	NA	
329.	Ratnesh Sharma	TU-3, Pitam Pura, Delhi-110088	25000/-	411	15 th Oct. 2018	14 th Oct. 2023	NA	
330.	Rajesh Kumar	Unit No. 83, Arjun Marg, 2 nd Floor, DLF City Phase-1, Gurgaon, Haryana	25000/-	412	15 th Oct. 2018	14 th Oct. 2023	NA	
331.	Devender Ranawat	Shop No.42, 2 nd Floor, Neelam Flyover, Neelam Chowk, NIT Faridabad, Haryana-121001	25000/-	413	15 th Oct. 2018	14 th Oct. 2023	NA	
332.	Sandeep Parwal	Shop No. UGF-12-A, Omaxe Gurgaon Mall, Fazilpur Chowk, Sec-49, Gurugram, Haryana- 122001	25000/-	414	30 th Oct2018	29 th Oct 2023	NA	
333.	Saurabh Pratap Singh	401, Suncity Arcade, Suncity Golf Course Road, Sec-54, Gurugram, Haryana	25000/-	415	30 th Oct2018	29 th Oct 2023	NA	
334.	Pawan Ginotra	Avenue-22, Ground Floor, BPTP Park-81, Greater Faridabad, Haryana-121002	25000/-	416	30 th Oct2018	29 th Oct 2023	NA	
335.	Karan Chawla	871/25 Chinyot Colony Rohtak, Haryana-124001	25000/-	417	12 th Nov 2018	11 th Nov 2023	NA	

336.	Suraj Realtors Pvt. Ltd.	901, DLF City Court, MG Road, Sikanderpur, Gurgaon, Haryana-122002	2,50,000/-	418	30 th Oct 2018	29 th Oct 2023	NA	
337.	Rajan Raheja	241, 2 nd Floor Vipul Grade Centre, Sec-48, Sohna Road, Gurgaon-122018	25000/-	419	30 th Oct 2018	29 th Oct 2023	NA	
338.	Naresh Kumar	C-610, M3M Urbana, Sector-67, Gurugram	25000/-	420	30 th Oct 2018	29 th Oct 2023	NA	
339.	Procapitus Realty Solutions Private Limited	Plot no-359, DLF Phase-1, sector-28, Gurugram-122002	2,50,000/-	421	16 th Nov 2018	15 th Nov 2023	NA	
340.	Shekhar Midha	Shop no-3, Ground Floor, Krishna Apartments, Southern Peripherel Road, sector-72, Gurgaon	25.000/-	422	30 th Oct2018	29 th Oct 2023	NA	
341.	Shyam Kaushik	Shop-1, sector-81-86 Dividing road, Near Adore Happy Homes Society, sector-86, Faridabad, Haryana (121001)	25,000/-	423	29 th Nov 2018	28 th Nov 2023	NA	
342.	Nitin Kumar Mehta	J-59, Ground Floor, Independent Floor, BPTP Park Elite Floor, sector-84, Faridabad-121001	25,000/-	424	19 th Nov 2018	18 th Nov 2023	NA	
343.	Sunita Dhamija	Mustil no-14, Killa no. 22, main Pataodi Road sector-37, Gurugram, Haryana	25,000/-	425	11 th Dec 2018	10 th Dec 2023	NA	
344.	Brijpal Sharma	Unit no-303, Classic Airport Plaza, plot number-15, Dwarka, Delhi-110075	25,000/-	426	30 th Oct2018	29 th Oct 2023	NA	
345.	Govind Sharma	GF-1, Vardhman Plus City Mall, sector-23, Dwarka, New Delhi.	25,000/-	427	30 th Oct2018	29 th Oct 2023	NA	
346.	Anvvi Infratech	C-3, Ullahawas, sector61, Gurugram, Haryana-122001	2,50,000/-	428	21 th Oct 2018	20 th Oct 2023	NA	
347.	Deepali Gupta	C-156, 1 st Floor, Unitech Arcadia Southcity-2, Gurugram – 122018.	25,000/-	429	30 th Oct2018	29 th Oct 2023	NA	
348.	Original Vastu Properties and Interiors	Shop No G-5, Wadhwa Plaza, Plot no.5, Sector-10, Dwarka Delhi	2,50,000/-	431	11 th Dec 2018	10 th Dec 2023	NA	

349.	Aarti Jaiswal	Shop no. B-26, Ground Floor Tyagi Vihar, Nangloi Delhi-41	25,000/-	432	30 th Oct 2018	29 th Oct 2023	NA	
350.	Rakesh Sharma	Shop no. FF-4, Sushant Vyapar Kendra, Sushant Lok-I, Gurugram, Haryana	25,000/-	433	30 th Oct 2018	29 th Oct 2023	NA	
351.	Swati Mongia	9 th Floor, TowerB, SAS Tower, Sector 38, Gurugram, 122001	25,000/-	434	16 th Nov 2018	15 th Nov 2023	NA	
352.	Dheeraj Luthra	Office no-806, 8 th Floor, Golf course road, Gurugram	25000/-	435	16 th Nov 2018	15 th Nov 2023	NA	
353.	Ravi Kumar	Shop no 1A, Ground Floor, P.V Extn, Gurugram	25,000/-	436	16 th Nov 2018	15 th Nov 2023	NA	
354.	Anubhav Varma	Plot no-128, Gopal Nagar Extn, Phase 1, Opp Khaira Village, Najafgarh, New Delhi 110043	25000/-	437	29 th Nov 2018	28 th Nov 2023	NA	
355.	Dharmbir Yadav	Shop no-123, Sapphire 83, sector-83, Gurugram, Haryana 122004	25000/-	438	16 th Nov 2018	15 th Nov 2023	NA	
356.	Jai Prakash	Shop no-115, FF, Vardhman Sunder Plaza, Plot no-12, Sector 12, Dwarka, New Delhi	25000/-	439	16 th Nov 2018	15 th Nov 2023	NA	
357.	Avinash Kumar Arya	Shop no-4, Shopping Plaza Omaxe Heights, Omaxe City, Palwal.	25000/-	440	16 th Nov 2018	15 th Nov 2023	NA	
358.	Kirti Kapoor	Spaze Edge, Tower B, Office no-334, Sohna Road, Gurugram	25000/-	441	16 th Nov 2018	15 th Nov 2023	NA	
359.	Nitesh Kumar	Shop no-7, MC Market (Palika Bazar) New Colony More, Gurugram, Haryana	25000/-	442	16 th Nov 2018	15 th Nov 2023	NA	
360.	Rzone Investments(Prtn r)	K-1, Edmonton Shopping Mall, The Bristol Hotel, Gurugram, 122002	2,50,000/-	443	16 th Nov 2018	15 th Nov 2023	NA	
361.	Arun Sharma	101, Indraj Arcade, Jharsa Road, Sec- 15, Part-1, Gurugram, Haryana	25,000/-	444	16 th Nov 2018	15 th Nov 2023	NA	
362.	Vikas Kalra	Shop no-114, Arcade, South city- 1, Gurugram, Haryana	25,000/-	445	16 th Nov 2018	15 th Nov 2023	NA	
363.	Mohit Yadav	Shop no-12, Jahajgarh Road,	25,000/-	446	3 rd Dec 2018	2 nd Dec 2023	NA	

		Opp. ATS KOCOON, SEC-106, Gurugram, Haryana -122017						
364.	Pawan Aggarwal	Shop no-331, Shubham Towers, NIT Faridabad-121001	25,000/-	447	16 th Nov 2018	15 th Nov 2023	NA	
365.	Suresh Singh	Shop no-04, Retail-1, Gurugram 21, VATIKA India Next SEC-83, Gurugram-122004	25,000/-	448	16 th Nov 2018	15 th Nov 2023	NA	
366.	Rakesh Chaudhary	F-21/62, sector-15, Rohini, Delhi-110089	25000/-	449	16 th Nov 2018	15 th Nov 2023	NA	
367.	99 Estate Pvt. Ltd.	805-807 Galleria Tower DLF Phase-4, Gurugram	2,50,000/-	450	19 th Nov 2018	18 th Nov 2023	NA	
368.	Magimeters Proptech Pvt. Ltd.	Office no-425, 4 th Floor, Vipul Trade Center, sector-48, Sohna Road, Gurugram, Haryana - 122018	2,50,000/-	451	21 st Nov 2018	20 th Nov 2023	NA	
369.	Youngbir Singh	Shop no. CG-074, Ground Floor, Arcadia Market, Southcity-II, Gurugram, Haryana-122018	25,000/-	452	21 st Nov 2018	20 th Nov 2023	NA	
370.	Parveen Shishodia	Commercial Plot no- 10, Thakur Complex, Sarurpur, Industrial Area, Sohna Road Faridabad	25,000/-	453	21 st Nov 2018	20 th Nov 2023	NA	
371.	Gaurav Sihag	Shop no-2, Omaxe Nile, Sector-49, Gurugram	25,000/-	454	21 st Nov 2018	20 th Nov 2023	NA	
372.	Vikas Ganda	Office spaze 216, 2 nd Floor, M3M Cosmopolitan, Sector-65, Gurugram-121001	25,000/-	455	28 th Nov 2018	27 th Nov 2023	NA	
373.	Ratnesh Kumar Mehta	B1/957C, Spaze Itech, sector-49, Gurugram, Haryana-122002	25,000/-	456	28 th Nov 2018	27 th Nov 2023	NA	
374.	Binod Prasad Jaiswal	Shop no- C-31, Main market, commercial complex, Malviya Nagar, New Delhi-110017	25,000/-	457	28 th Nov 2018	27 th Nov 2023	NA	
375.	Ramesh Pawar	1037A, Tower A, Spaze It Park, sector - 49, Sohna Road, Gurugram, Haryana	25,000/-	458	28 th Nov 2018	27 th Nov 2023	NA	
376.	Seema Sethi	1 st Floor, Shop no-21, Good Earth City	25,000/-	459	28 th Nov 2018	27 th Nov 2023	NA	

		Centre, Sector-50, Gurugram-122018						
377.	Pawan Sharma	SCO No-393, sector 29, Gurugram	25,000/-	460	28 th Nov 2018	27 th Nov 2023	NA	
378.	Anil Jyani	Shop no-14, Bestech Park View Ananda sector-81, Gurugram	25,000/-	461	28 th Nov 2018	27 th Nov 2023	NA	
379.	Seedwill Consulting Pvt. Ltd.	Plot no-51, 2 nd Floor, Seedwill Tower, Sector-18, Gurugram-122001, Haryana	2,50,000/-	463	11 th Dec 2018	10 th Dec 2023	NA	
380.	Sangeeta Singh	Office no-2, SLF Mall, I.P Colony, First Floor, Faridabad, Haryana-121003	25,000/-	464	28 th Nov 2018	27 th Nov 2023	NA	
381.	Seema Kaushik	Shop no- 76/B, HUDA Market, sector-29, Faridabad, Haryana-121008	25,000/-	465	28 th Nov 2018	27 th Nov 2023	NA	
382.	Karmvir Janghu	Shop no-1, ATS Kocoon, sector-109, Gurugram, Haryana	25,000/-	467	29 th Nov 2018	28 th Nov 2023	NA	
383.	Nina Mishra	First Floor, Khasra No. 220, Tek Chand Nagar, Industrial Area, sector-104, Gurugram, Haryana- 122004	25,000/-	468	29 th Nov 2018	28 th Nov 2023	NA	
384.	Raman Kumar	408, The sapphire, uppal southend, sector-49, Gurugram, Haryana	25,000/-	469	29 th Nov 2018	28 th Nov 2023	NA	
385.	Pritam Singh	Office no- 101, 1 st Floor, Vipul Business Park, sector-48, Sohna Road, Gurugram, Haryana-122001	25,000/-	470	10 th Dec 2018	09 th Dec 2023	NA	
386.	Diligere Realtors Pvt. Ltd.	105, 1 st Floor, Parkash House, 4379/4B, Ansari Road, Daryaganj, Delhi-110002	2,50,000/-	471	11 th Dec 2018	10 th Dec 2023	NA	
387.	Anil Solanki	SCF-69, 2 nd Floor, Above Syndicate bank, Huda Market, Sector-7, Faridabad, Haryana	25,000/-	472	11 th Dec 2018	10 th Dec 2023	NA	
388.	Onkar Real Estate Solutions	1, Palm Court, Ground Floor, sector-16, Gurugram, Haryana-122018	2,50,000/-	473	10 th Dec 2018	9 th Dec 2023	NA	
389.	Sonia Verma	Shop no. 35, Valley Souk Shopping Complex, Valley View Estate, Gwal	25,000/-	474	10 th Dec 2018	9 th Dec 2023	NA	

		Pahari, Gurugram, Haryana-122003						
390.	Sagar Sethi	Shop no 1 , Main Market sector 49, Faridabad- 121001	25,000/-	475	10 th Dec 2018	9 th Dec 2023	NA	
391.	Anil Malik	Angels Realtech, Plot no.A-165A, Shop no-3, Main 40 feet Road, New Palam Vihar Phase-II, Gurugram, Haryana-122017	25,000/-	476	11 th Dec 2018	10 th Dec 2023	NA	
392	Baljeet Singh	Office no-223, A Block, 2 nd Floor, Vatika Inxt Centre, sector-83, NH-8, Gurugram	25,000/-	477	11 th Dec 2018	10 th Dec 2023	NA	
393.	Shrutika Malhotra	Shop no-19, 1 st Floor, Basai Road, Opposite Tirath Ram Hospital, Gurugram, Haryana-122001	25,000/-	478	11 th Dec 2018	10 th Dec 2023	NA	
394.	Girin Deka	Office no- 403, 4 th Floor, Pal Tower, MG Road, Sikanderpur, Gurugram, Haryana	25,000/-	479	21 th Dec 2018	20 th Dec 2023	NA	
395.	Rohit Chaudhary	003, G.F, Primrose avenue, Townsquare2, Vatika India Next, sector - 82, Gurugram, Haryana - 122004	25,000/-	480	20 th Dec 2018	19 th Dec 2023	NA	
396.	Reliance Securities Ltd	204, DLF Qutab Plaza, DLF Qutab Enclave complex, DLF Phase-1, Gurugram-122011, Haryana	2,50,000/-	481	24 th Dec 2018	23 rd Dec 2023	NA	
397.	Sonali Mahant	Office no-12, 3 rd Floor, Vasant Arcade, B-7, Vasant Kunj, New Delhi - 110070	25,000/-	482	20 th Dec 2018	19 th Dec 2023	NA	
398.	Nishant Berwal	Shop no-4, Daba Chowk, ITI Road to Distalri, Near Model Town, Hisar, Haryana, 125001	25,000/-	483	20 th Dec 2018	19 th Dec 2023	NA	
399.	Ashok Kumar	Shop no- E-154, GF, Sushant Shopping Arcade, B Block, Sushant Lok-1, Gurugram, Haryana-122001	25,000/-	484	20 th Dec 2018	19 th Dec 2023	NA	
400.	Manish Arora	2731, Ground Floor, Sector-57, Gurugram, Haryana - 122001	25,000/-	485	20 th Dec 2018	19 th Dec 2023	NA	

401.	Surender Khokhar	Shop no-7, Ground Floor, The Peache Tree Block-C, Sushant Lok-1, Sector-43, Gurugram, Haryana	25,000/-	486	20 th Dec 2018	19 th Dec 2023	NA	
402.	Hemant Lohan	SF-09, Block C, 2 nd Floor, Omaxe Gurugram Mall, Sector-49, Sohna Road, Gurugram, Haryana	25,000/-	487	20 th Dec 2018	19 th Dec 2023	NA	
403.	Ratan Kumar Jaiswal	302,3 rd Floor, Likhiram Market, sector-27, Noida, District- Gautam Budh Nagar, UP- 201301	25,000/-	489	20 th Dec 2018	19 th Dec 2023	NA	
404.	Vishal Sharma	E-20, Sushant Shopping Arcade, Sushant Lok-1, Gurugram, Haryana	25,000/-	490	20 th Dec 2018	19 th Dec 2023	NA	
2019								
405.	Narendra Kumar	Plot no- 1123, Sushant Lok, Phase-1, C Block, Gurugram	25,000/-	430/01	07 th Jan 2019	06 th Jan 2024	NA	
406.	Vikram Hans	LG-040 B, Lower Ground Floor, Raheja Mall, Sohna Road, Gurugram, Haryana	25,000/-	462/02	07 th Jan 2019	16 th Jan 2024	NA	
407.	Adharshila Buildtech	36, Ground Floor, Augusta Point, Sector-53, Gurugram, Haryana	2,50,000/-	466/03	16 th Jan 2019	15 th Jan 2024	NA	
408.	Navneet Ohyalan	411B, 4 th Floor, Krish square, opp. Modern Public School, Bhagat Singh Colony, Bhiwadi, Rajasthan - 301019	25,000/-	491/04	07 th Jan 2019	06 th Jan 2024	NA	
409.	Invictus Realty Pvt. Ltd.	Rider House, Level-3, sector-44, Near HUDA City Center Metro Station, Gurugram - 122003	2,50,000/-	492/05	07 th Jan 2019	06 th Jan 2024	NA	
410.	Sachchidanand Tiwari	MS. HOTAL ROYAL RESIDENCY, 158/5 Civil Line, Gurugram, Haryana - 122001	25,000/-	493/06	16 th Jan 2019	15 th Jan 2024	NA	
411.	Lalit Kumar Asnani	19A, GF, Splendor Trade Tower, sector-65, Golf Course Extn. Road, Gurugram -122001	25,000/-	494/07	16 th Jan 2019	15 th Jan 2024	NA	
412.	Prodyut Mondal	Level - 9, Spaze IT Park, A-1 Tower, sector-49, Gurugram	25,000/-	495/08	16 th Jan 2019	15 th Jan 2024	NA	

413.	Komal Sharma	E-229, UGF, Sushant Shopping Arcade, Sushant Lok-1, Gurugram, Haryana-122009	25,000/-	496/09	07 th Jan 2019	06 th Jan 2024	NA	
414.	Jayant Bhandari	SCO-68, 2 nd Floor, Commercial Belt, Sector-10A, Gurugram	25,000/-	497/10	07 th Jan 2019	06 th Jan 2024	NA	
415.	Amit Kumar Kataria	Office no-6, FF, Richpal Complex, Opp Goodluck Society, sector 57, Gurugram, Haryana	25,000/-	498/11	07 th Jan 2019	06 th Jan 2024	NA	
416.	Yogesh Sharma	E-34, LGF, Sushant Shopping Arcade, Sushant Lok-1, Block B, Gurugram Haryana	25,000/-	499/12	08 th Jan 2019	07 th Jan 2024	NA	
417.	Rakesh Kumar	Shop no-33B, UG, Raheja Mall, Sohna Road, Near Subhash Chowk, Gurugram	25,000/-	500/13	08 th Jan 2019	07 th Jan 2024	NA	
418.	Rajnesh Oberoi	Unit no-121, GF, Sector-49, spaze platinum tower, Sohna Road, Gurugram-Haryana	25,000/-	501/14	08 th Jan 2019	07 th Jan 2024	NA	
419.	Pravin Dhir	Office 208, Park and shop, L Block, Market, DLF Phase-II, Gurugram	25,000/-	502/15	08 th Jan 2019	07 th Jan 2024		
420.	Rohit Arora	G-117, Sushant Arcade, Sushant Lok-1, Gurugram, 122001	25,000/-	503/16	08 th Jan 2019	07 th Jan 2024		
421.	Sombeer	Shop no-1, J-159, GF, Phase-1, New Palam Vihar, Gurugram, Haryana	25,000/-	504/17	14 th Jan 2019	13 rd Jan 2024		
422.	M/s LBC & Co.	11 th Floor, Paras Twin Towers, Tower – B, Golf Course Road, Sector-54, Gurugram, Haryana	2,50,000/-	506/18	15 th Jan 2019	14 th Jan 2024		
423.	3B Consulting Pvt. Ltd.	909 & 911, 9 th Floor, Vipul Business Park, Sector-48, Sohna Road, Gurugram, Haryana	2,50,000/-	507/19	15 th Jan 2019	14 th Jan 2024		
424.	Karambir	A-141, DLF Super Mart-1, Phase-4, Gurugram	25,000/-	508/20	15 th Jan 2019	14 th Jan 2024		
425.	Sunil Sheoran	96, Ground Floor, Emerald Plaza, Sector-65, Golf Course Extension	25,000/-	509/21	15 th Jan 2019	14 th Jan 2024		

		Road, Gurugram, Haryana						
426.	Dharmendra Kumar Singh	106, Pradeep Yadav Complex, Vohra Market, Wazirabad, Gurugram-122001	25,000/-	511/22	15 th Jan 2019	14 th Jan 2024		
427.	Mahesh Kumar	Shop no U-24, Krishna Palace, Near Sohna Chowk, Gurugram	25,000/-	512/23	15 th Jan 2019	14 th Jan 2024		
428.	Kapil Dahiya	Q1/148, South City-II, Official Segamant, Opp. Park Hospital, Gurugram-122001	25,000/-	513/24	15 th Jan 2019	14 th Jan 2024		
429.	Charan Dass Singla	1X, 30-A, First Floor, ILD Trade Centre, Sohna Road, Sector-47, Gurugram	25,000/-	25	24 th Jan 2019	23 th Jan 2024		
430.	Sandeep Rana	Shop no-9, South City-I, Furniture Market, Sector-30, Gurugram	25,000/-	26	24 th Jan 2019	23 th Jan 2024		
431.	Varun Dua	SF-45, First Floor, Galleria Market, DLF Phase-IV, Gurugram	25,000/-	27	24 th Jan 2019	23 th Jan 2024		
432.	Jagbir Singh	Shop no-109, First Floor, Puri 81 High Street, Sector-81, Faridabad	25,000/-	28	24 th Jan 2019	23 th Jan 2024		
433.	Sahil Suneja	Shop no-97, Main Market no-1, NIT Faridabad -121002	25,000/-	29	24 th Jan 2019	23 th Jan 2024		
434.	Mukesh Kalia	B-687, Second Floor, Green Fiels Colony, Faridabad	25,000/-	30	28 th Jan 2019	27 th Jan 2024		
435.	Onkar Singh Parmar	Shop no-3, The Emporium, Puri Diplomatic Greens, Sector-111, Gurugram, Haryana	25,000/-	31	11 th Feb 2019	10 th Feb 2024		
436.	Rajeev Nayyar	Shop no 3, Ground Floor, Diplomatic Greens, Dwarka Expressway, Sector-111, Gurugram.	25,000/-	32	11 th Feb 2019	10 th Feb 2024		
437.	Pankaj Raheja	SF-003, 1 st Floor, Galleria Complex, DLF City Phase-IV, Gurugram, Haryana-122009	25,000/-	33	20 th Jan 2019	19 th Jan 2024		
438.	Vinay Baveja	Shop no LG-05, Lower Ground Floor, Malibu Town, Gurugram, Haryana	25,000/-	34	20 th Jan 2019	19 th Jan 2024		
439.	Azeemuddin Khan	Shop no-FF-7A-D, Omaxe Gurugram	25,000/-	35	24 th Jan 2019	23 th Jan 2024		

		Mall, Sohna Road, Fazilpur Chowk, Sector-49, Gurugram, Haryana						
440.	Rajeev Yadav	C-24, LGF, Sushant Shopping Arcade, Sushant Lok-1, Gurugram	25,000/-	36	24 th Jan 2019	23 th Jan 2024		
441.	Gravity Advisors Pvt. Ltd.	Wing B, Level 6, Two Horizon, Centre, Golf Course Road, Sector-43, Gurugram	2,50,000/-	37	24 th Jan 2019	23 th Jan 2024		
442.	Aakashdeep Narang	Unit no-10, GF, Emaar Palm Hills, Sector-77, Gurugram	25,000/-	38	24 th Jan 2019	23 th Jan 2024		
443.	Karan Jain	C-001, Puri 81, High Street, Sector-81, Faridabad, Haryana- 121004	25,000/-	39	24 th Jan 2019	23 th Jan 2024		
444.	Manish Chauhan	Second Floor, Building B, Enkay Town Plaza, Ansal Palam Vihar, Gurugram, Haryana	25,000/-	40	24 th Jan 2019	23 th Jan 2024		
445.	Prabal Jain	SCO no. 68, Ground Floor, Sector - 10A, Commercial Belt, Gurugram, Haryana	25,000/-	41	31 th Jan 2019	30 th Jan 2024		
446.	Raminderjit Chaudhary	G-18, Central Plaza Mall, Golf Course Road, Sector-53, Gurugram	25,000/-	42	31 st Jan 2019	30 th Jan 2024		
447.	DPSA Services Pvt. Ltd.	Shop no 350, Second Floor, Ansal API Corporate Plaza, Tower B, Block C2, Sector-3, Gurugram - 122017	2,50,000/-	43	31 st Jan 2019	30 th Jan 2024		
448.	Vivek Gupta	SCF-59, Second Floor, Sector-16A, Faridabad, Haryana 121002	25,000/-	44	31 st Jan 2019	30 th Jan 2024		
449.	Amoha Landscapes LLP	1212, 12 th Floor, Tower B, Emaar Digital Greens, Golf Course Extn. Road, Sector 61, Gurugram - 122102	2,50,000/-	45	31 th Jan 2019	30 th Jan 2024		
450.	Sonia Gupta	245, 2 nd Floor, ILD Trade Tower, sector 47, Gurugram	25,000/-	46	31 th Jan 2019	30 th Jan 2024		
451.	Shailesh Mishra	G-117, Sapphire Eighty Three, Sector-83, Gurugram - 122004	25,000/-	47	31 st Jan 2019	30 th Jan 2024		
452.	Kuldeep Yadav	F-227, Ansal Shopping Arcade, Upper Ground Floor, Near HUDA	25,000/-	48	31 st Jan 2019	30 th Jan 2024		

		City Centre, Sushant Lok-1, Gurugram						
453.	Savitri Bahmani	357-B, 2 nd Floor, Sector-37, Pace City II, Udyog Vihar – Phase-VI, Gurugram- 122001	25,000/-	49	06 th Feb 2019	05 th Feb 2024		
454.	Abhey Juneja	Plot no-208, GF, Huda, Sec-51, Gurugram, 122001, Haryana	25,000/-	50	13 th Feb 2019	12 th Feb 2024		
455.	Naveen Jangra	RE/Max Trident Realty, Unit 303, 3 rd Floor, ILD Trade Centre, Sector-47, Sohna Road, Gurugram – 122018	25,000/-	51	06 th Feb 2019	05 th Feb 2024		
456.	Mukesh Kumar	Shop no 1, Shopping Complex, Gurugram One, Sector-84, Gurugram	25,000/-	52	06 th Feb 2019	05 th Feb 2024		
457.	Ajvinder Singh	Shop no 3, Shopping Complex, Gurugram One, Sector-84, Gurugram	25,000/-	53	06 th Feb 2019	05 th Feb 2024		
458.	Jaideep Girdhar	326, Third Floor, Centrum Plaza, Golf Course Road, Sec- 53, Gurugram	25,000/-	54	06 th Feb 2019	05 th Feb 2024		
459.	Nishant Lal	Shop no UGF-04, Upper Ground Floor, Vyapar Kendra, Sushant Lok, Phase -I, Gurugram	25,000/-	55	07 th Feb 2019	06 th Feb 2024		
460.	Nirmla Devi	Shop no FF-2, Block C, Omaxe Plaza Mall, Gurugram	25,000/-	56	07 th Feb 2019	06 th Feb 2024		
461.	Ranveer Singh	B-17, Third Floor, Ansal Palam Vyapar Kendra, Gurugram, 122017	25,000/-	57	07 th Feb 2019	06 th Feb 2024		
462.	Rajat Bahl	257A, Central Arcade, DLF Phase 2, Gurugram	25,000/-	58	07 th Feb 2019	06 th Feb 2024		
463.	Harveer Singh	SF-1, Block C, Omaxe Gurgaon Mall, Sector-49, Sohna Road, Gurugram.	25,000/-	59	13 th Feb 2019	12 th Feb 2024		
464.	Manoj Taneja	Shop no – 304, Ground Floor, Godrej Summit, Sector – 104, Gurugram, Haryana	25,000/-	60	13 th Feb 2019	12 th Feb 2024		
465.	Sachin Jain	Shop no MSO 224, Second Floor, DLF	25,000/-	61	13 th Feb 2019	12 th Feb 2024		

		Phase I, Gurugram, Haryana 122001						
466.	Brij Bhushan Talwar	Shop no 121, First Floor, Eros City Square, Rosewood City, Sector- 49-50, Gurugram, Haryana	25,000/-	62	13 th Feb 2019	12 th Feb 2024		
467.	Kiran Bhatia	UG-33B, Upper Ground Floor, Raheja Mall, Sohna Road, Gurugram, Haryana	25,000/-	63	13 th Feb 2019	12 th Feb 2024		
468.	Vinod	Shop 14, Jahajgarh Road, Opposite ATS Kocoon, Sector- 106, Gurugram, Haryana	25,000/-	64	13 th Feb 2019	12 th Feb 2024		
469.	Sunder Pal	C-128, GF, B-Block, Sushant Arcade, Sushant Lok-I, Gurugram, Haryana	25,000/-	65	13 th Feb 2019	12 th Feb 2024		
470.	Chetan Chopra	Unit no – 546, Tower - B2, Spaze Itech Park, Sector- 49, Sohna Road, Gurugram, Haryana	25,000/-	66	13 th Feb 2019	12 th Feb 2024		
471.	Naresh Kumar Mittal	No – 3, 2 nd Floor of Commercial Complex, Ninex City Mart, Gurugram, Haryana - 122018	25,000/-	67	18 th Feb 2019	17 th Feb 2024		
472.	Ishwer Rajpal	SB/R/GL/01/022, M3M Urbana, Sector – 67, Gurugram, Haryana	25,000/-	68	18 th Feb 2019	17 th Feb 2024		
473.	Amit Vohra	AG-09, Baani City Centre, Sector-63, Golf Course Extension Road, Gurugram, Haryana	25,000/-	69	18 th Feb 2019	17 th Feb 2024		
474.	Next Step Veteran Pvt. Ltd.	20/21, 8 th Floor, Tower A, Emaar Digital Green, Sector-61, Gurugram, Haryana	2,50,000/-	70	18 th Feb 2019	17 th Feb 2024		
475.	Randhir Kumar Raut	419, Jind Mega Polis, Sector -48, Sohna Road, Gurugram, Haryana	25,000/-	71	27 th Feb 2019	26 th Feb 2024		
476.	Yash Maliik	Shed no 18, Hartron Complex, Electronic City, Sector-18, Gurugram 122001, Haryana	25,000/-	72	27 th Feb 2019	26 th Feb 2024		
477.	Ashish Gutt	Golden Arcade Office no 511, Fifth Floor, Sector 67, Gurugram – 122001, Haryana	25,000/-	73	27 th Feb 2019	26 th Feb 2024		

478.	Arun Kumar	F28, First Floor, Omaxe Mall, Sector-49, Gurugram, Haryana	25,000/-	74	27 th Feb 2019	26 th Feb 2024		
479.	Ankit Gupta	Unit no 323, Third Floor, Raheja Mall, Sector 47, Sohna Road, Gurugram Haryana 122018	25,000/-	75	27 th Feb 2019	26 th Feb 2024		
480.	Vishal Kalra	Unit no 810, Tower B-4, Spaze Itech Park, Sohna Road, Sector 49, Gurugram, Haryana	25,000/-	76	27 th Feb 2019	26 th Feb 2024		
481.	Akash Uttreja	B-643, First Floor, Green Fields Colony, Faridabad	25,000/-	77	27 th Feb 2019	26 th Feb 2024		
482.	Rajendra Singh	Shop no 05, 1 st Floor, Opp Metro Pillar no 48, Sikanderpur Ghoshi, Gurugram 122001, Haryana	25,000/-	78	28 th Feb 2019	27 th Feb 2024		
483.	Parag Jain	Office no 37, Level 2, Augusta Point, Golf Course Road, Gurugram 122011, Haryana	25,000/-	79	28 th Feb 2019	27 th Feb 2024		
484.	Naveen	1128, 1 st Floor JMD Megapolis, Sohna Road, Gurugram 122018, Haryana	25,000/-	80	28 th Feb 2019	27 th Feb 2024		
485.	Pawan Kumar	1135, JMD Megapolis, Sector 48, Near Subhash Chowk, Gurugram 122001, Haryana	25,000/-	81	28 th Feb 2019	27 th Feb 2024		
486.	Falak Gugnani	Unit no 241, Vipul Trade Center, Second Floor Sohna Road, Sector 48 Gurugram 122018, Haryana	25,000/-	82	28 th Feb 2019	27 th Feb 2024		
487.	FPD Property Services (India) Pvt. Ltd.	Office no 03-109, Wework Forum, DLF Cyber City, Phase III, Sector 24, Gurugram, Haryana 122002.	2,50,000/-	83	28 th Feb 2019	27 th Feb 2024		
488.	Mukesh Chand Sharma	SCF 57, Shop no 10-11, Huda Market, Sector 29, Faridabad 121001, Haryana	25,000/-	84	28 th Feb 2019	27 th Feb 2024		
489.	Ranjeet Kumar Anand	139, First Floor, Edmonton Hotel Bristol, Sikanderpur, Gurugram, Haryana 122001	25,000/-	85	28 th Feb 2019	27 th Feb 2024		
490.	Raahul Dev Gulati	Unit no 18, 1 st Floor, ILD Trade	25,000/-	86	11 th Mar 2019	10 th Mar 2024		

		Center, Sector 47, Sohna Road, Gurugram, Haryana						
491.	Ritesh Kumar Jaiswal	12 Royal Tower, 1 st Floor, Opposite Mahindra Aura, New Palam Vihar, Sector 110A, Gurugram, Haryana	25,000/-	87	11 th Mar 2019	10 th Mar 2024		
492.	Balraj	H.no 39, Basement Block C, Rosewood City, Sector 49-50, Gurugram, Haryana	25,000/-	88	11 th Mar 2019	10 th Mar 2024		
493.	Karshni Buildwell Pvt. Ltd.	613, 6 th Floor, Suncity Business Tower, Golf Course Road, Sector 54, Gurugram 122003	2,50,000/-	89	11 th Mar 2019	10 th Mar 2024		
494.	Virendra Kumar Rai	53 First Floor, Vyapar Kendra, C Block, Sushant Lok- 1, Gurugram, Haryana	25,000/-	90	11 th Mar 2019	10 th Mar 2024		
495.	Laxman Singh Shekhawat	Shop no 21, Ground Floor, Mahadav Chowk, Wazirabad, Sector 52, Gurugram, Haryana	25,000/-	91	11 th Mar 2019	10 th Mar 2024		
496.	Manoj Sharma	Shop no 4, Housing Board Market, Sector 31, Gurugram, Haryana	25,000/-	92	11 th Mar 2019	10 th Mar 2024		
497.	Bhuvnesh Yadav	Shop no 1, Ground Floor, 538/1 GRT Complex Bhimgarh Kheri, Daulatabad More, Gurugram, Haryana 122001	25,000/-	93	11 th Mar 2019	10 th Mar 2024		
498.	Chetan Chauhan	UD UGF, Omaxe Gurgaon Mall, Sector 49, Gurugram, Haryana	25,000/-	94	11 th Mar 2019	10 th Mar 2024		
499.	Anil Kathuria	Unit no A7, Second Floor, Palam Vihar, Gurugram 122017	25,000/-	95	11 th Mar 2019	10 th Mar 2024		
500.	Vishal Garg	Shop no 31P, First Floor, HUDA Market, Sector 29, Faridabad, Haryana 121008	25,000/-	96	11 th Mar 2019	10 th Mar 2024		
501.	Shrey Virmani	SCO 38, First Floor, sector 10A, Huda Market, Gurugram, Haryana	25,000/-	97	11 th Mar 2019	10 th Mar 2024		
502.	Dwarkadhish Group	Shop no 2, First Floor, Jahajgarh Chowk, Sector 106, Gurugram, Haryana 122003	2,50,000/-	98	11 th Mar 2019	10 th Mar 2024		
503.	Anita Dhankhar	Shop no UG-035, Valley Souk Shopping Complex,	25,000/-	99	11 th Mar 2019	10 th Mar 2024		

		Valley View Estate, 122003, Haryana						
504.	Sachin Chhabra	House no 1117, Sector 47, Gurugram, Haryana	25,000/-	100	26 th Mar 2019	25 th Mar 2024		
505.	Amit Yadav	Office no. 1117, Ansal Town Walk, Sector 104, Gurugram, Haryana	25,000/-	101	11 th Mar 2019	10 th Mar 2024		
506.	Shambhu Ved	Shop no. 1117, Ansal Corporate Plaza, Palam Vihar, Gurugram, Haryana	25,000/-	102	11 th Mar 2019	10 th Mar 2024		
507.	Harmeet Gawri	Unit no 5A, GF, Tower B-4, Spaze I- Tech Park, Sector 49, Sohna Road, Gurugram	25,000/-	103	11 th Mar 2019	10 th Mar 2024		
508.	Gaurav Nagpal	B-233, Supermart- 1, Dlf Phase-IV, Gurugram, Haryana	25,000/-	104	11 th Mar 2019	10 th Mar 2024		
509.	Amit Yadav	Office no. 1117, Ansal Town Walk, Sector 104, Gurugram, Haryana	25,000/-	105	11 th Mar 2019	10 th Mar 2024		
510.	Parveen Kumar	Shop no 23, First Floor, Omaxe Gurgaon Mall, Sohna Road, Gurugram-122018.	25,000/-	106	19 th Mar 2019	18 th Mar 2024		
511.	Kamal Khatter	19/22, 1 st Floor, Near Hyundai Service Centre, Bye Pass Road, Sector- 9, Faridabad, Haryana.	25,000/-	107	19-Mar- 2019	18-Mar- 2024		
512.	Puneet Guglani	102, Suncity Business Tower, Golf Course Road, Sector 54, Gurugram, Haryana.	25,000/-	108	19-Mar- 2019	18-Mar- 2024		
513.	Ajay	The Emporium Shop No 2, Puri Diplomatic Greens, Sector 110 &111, Gurugram, Haryana	25,000/-	109	19-Mar- 2019	18-Mar- 2024		
514.	Gaurav Verma	453-454, 4 th Floor, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana	25,000/-	110	26-Mar- 2019	25-Mar- 2024		
515.	Ajay Sharma	Building no 8A, Ground floor, Cyber Hub, DLF Cyber City, DLF Phase 2, Gurugram, Haryana	25,000/-	112	26-Mar- 2019	25-Mar- 2024		
516.	Rohit Khanna	323, Block B, India Next City Centre, NH-8, Sector -83, Gurugram, Haryana	25,000/-	114	28-Mar- 2019	27-Mar- 2024		

517.	Anil Kumar Dabas	CW-208, 2 nd Floor, JMD Suburbio-I, Sector-67, Sohna Road, Gurugram, Haryana 122001	25,000/-	115	28-Mar-2019	27-Mar-2019		
518.	Manish Ravindharan	Shop no 810, Spaze Itech Park, Tower B4, Sector-49, Sohna Road, Gurugram, Haryana	25,000/-	116	28-Mar-2019	27-Mar-2024		
519.	Aashish Kohli	Office no 604, Weldone Tech Park, Sector-48, Sohna Road, Gurugram, Haryana	25,000/-	117	28-Mar-2019	27-Mar-2019		
520.	Yaxis Realty Solutions	UGF-208 F, Sushant Shopping Arcade, Sushant Lok-I, Gurugram, Haryana	2,50,000/-	118	28-Mar-2019	27-Mar-2024		
521.	Ashwani Sehrawat	402(A), Vatika Professional Point, Sector-66, Gurugram, Haryana	25,000/-	119	28-Mar-2019	27-Mar-2024		
522.	Sanjay Saini	Shop no 136, FF, Raheja Mall, Sohna Mall, Sector-47, Gurugram, Haryana 122001	25,000/-	120	28-Mar-2019	27-Mar-2024		
523.	Sachin Kumar Dhameeja	EPO 09-019, Emerald Plaza Offices, Village Badshahpur, Sector-65, Gurugram, Haryana	25,000/-	121	28-Mar-2019	27-Mar-2024		