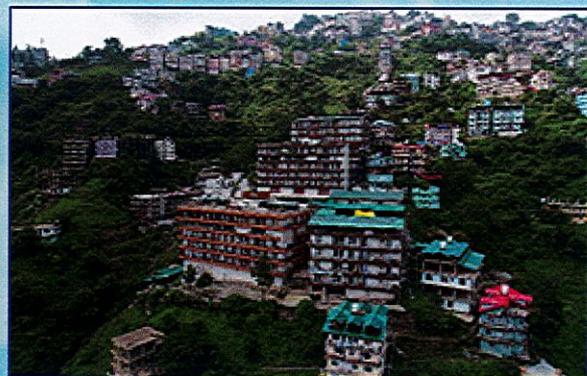
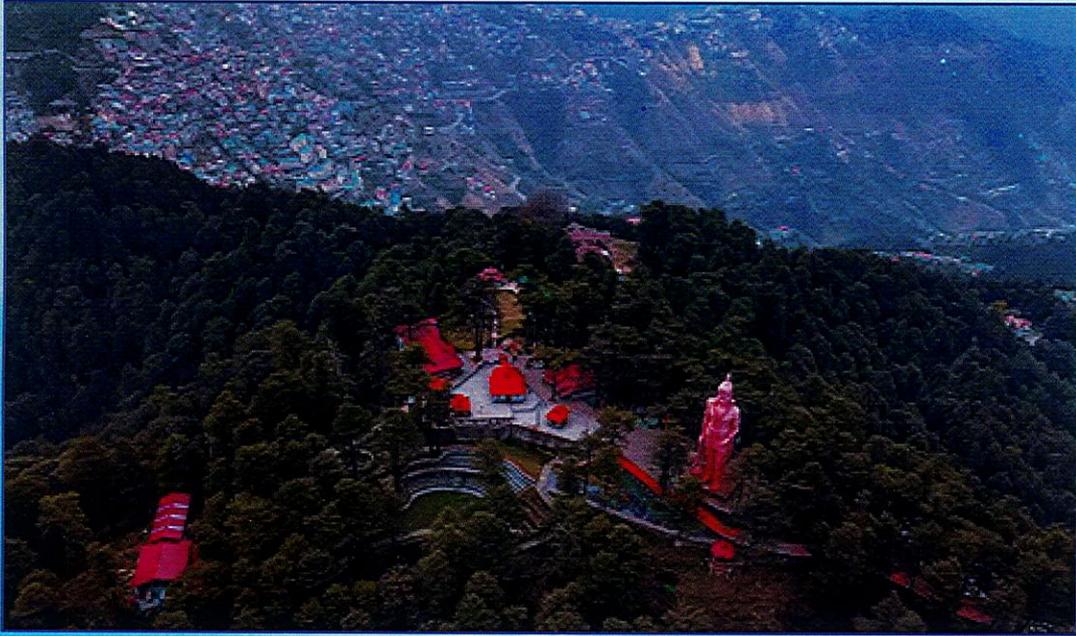


हिमाचल प्रदेश सरकार



**HIMACHAL PRADESH
REAL ESTATE REGULATORY AUTHORITY**
**ANNUAL REPORT
(2024-25)**



**HOUSING DEPARTMENT
GOVERNMENT OF HIMACHAL PRADESH SHIMLA**

HIMACHAL PRADESH REAL ESTATE REGULATORY AUTHORITY



Dr. Shrikant Baldi, Chairman



Sh. B.C. Badalia, Member



Sh. Rajeev Verma, Member

HIMACHAL PRADESH REAL ESTATE REGULATORY AUTHORITY



From the Chairman Desk

I am delighted to release the 5th Annual Report for the Financial Year 2024-25, by the Himachal Real Estate Regulatory Authority.

Every individual has a dream of owning his/her own home, and the Real Estate Sector plays a pivotal role in making this dream a reality for citizens of India. This sector continues to grow and expand regularly. In such a dynamic landscape the responsibilities of the Real Estate Regulatory Authority have become even more critical. While our initial focus was on regulating the Real Estate Sector, it is essential to note that the word "Development" is an integral part of the Real Estate (Regulation and Development) Act, 2016. Therefore, the Himachal Pradesh Real Estate Regulatory Authority (HPRERA) is committed to fostering the development of the Real Estate Sector. As a result, our responsibilities extend far beyond regulation.

HPRERA commenced its operations on January 1st, 2020, and this annual report provides a comprehensive overview of all the activities and programs undertaken by the Authority during the Financial Year 2024-25, in accordance with Section 78 of the Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016), in conjunction with Rule 33 of the Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017. We are proud to report that HPRERA is operating seamlessly and efficiently, with online services for projects as well as for the home buyers.

To raise awareness among the public, HPRERA has been engaged in several initiatives. We have conducted meetings with builders, emphasizing the importance of adhering to legal provisions when selling properties to allottees. We encourage them to submit quarterly progress reports for the projects promptly.

HPRERA is making steady progress and fulfilling its responsibilities efficiently. However, there is always room for improvement. We extend our sincere gratitude to Hon'ble Chief Minister Sh. Sukhvinder Singh Sukhu Ji, Hon'ble Minister Sh. Rajesh Dharmani Ji and Principal Secretary Department of Town and Country Planning, Urban Development & Housing, Government of Himachal Pradesh Sh. Devesh Kumar, for their invaluable guidance and unwavering support in Authority's functioning.

Sincerely,
Dr. Shrikant Baldi,
Chairman, Himachal Real Estate Regulatory Authority.

HIMACHAL PRADESH REAL ESTATE REGULATORY AUTHORITY, SHIMLA

A. INTRODUCTION:

The Real Estate (Regulation and Development) Bill, 2016 was introduced in the Rajya Sabha in the Year 2013. The Rajya Sabha Select Committee, after examining the amendments to the Real Estate (Regulation and Development) Bill, 2013, submitted its report in July 2015. The Bill was passed in the Rajya Sabha on 10th March, 2016 and in the Lok Sabha on 15th March 2016.

The Act seeks to standardize business practices and transactions in the real estate sector. It intends to ensure consumer protection as well. The Act established Real Estate Regulatory Authority at State Level to be approached for redressal of grievances against any Real Estate developer. It will regulate transaction related to both residential and commercial projects as well as mixed projects and ensure their timely completion and handover.

The Act, inter alia, makes it obligatory for developers to post all information on issues such as project plan layout plan, government approvals, land title status; sub-contractors to the project and completion schedule with the State Real Estate Regulatory Authority (RERA) for the benefit of home buyers. The Act provides for imprisonment upto to three years in case of promoters and up to one year in case of real estate agents and buyers for some specific violations of orders of RERA.

The main purpose behind the promulgation of the Act is as follows:

- To facilitate the growth and promotion of a healthy, transparent, efficient and competitive Real Estate Sector.
- Sale of plots, apartments etc. in a transparent and efficient manner.
- To protect the interest of both the consumers and real estate promoters in the real estate sector.
- To provide an adjudicating mechanism for speedy dispute redressal.
- To publish and maintain a website of records for public viewing for real estate projects which have been registered.
- To provide online facility of registration of real estate projects, agents as well as filing of complaints by aggrieved persons.

(i) Objectives:

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

(ii) The year in Review:

TABLE NO.1

a.	Landmark Decision	Real Estate Regulatory Authority has facilitated the promoters by introducing online module for filing of Quarterly Progress Report. Earlier the hard copy of Quarterly Progress Reports is being ensured from the promoter through e-mail.
b.	Legislative Work	(i) Registration of Real Estate Projects. (ii) Registration of Real Estate Agents. (iii) Enquires/ Hearings/ Site Inspections conducted in complaint cases.
c.	Outreach Programme	Attended.

(iii) Important Achievements:

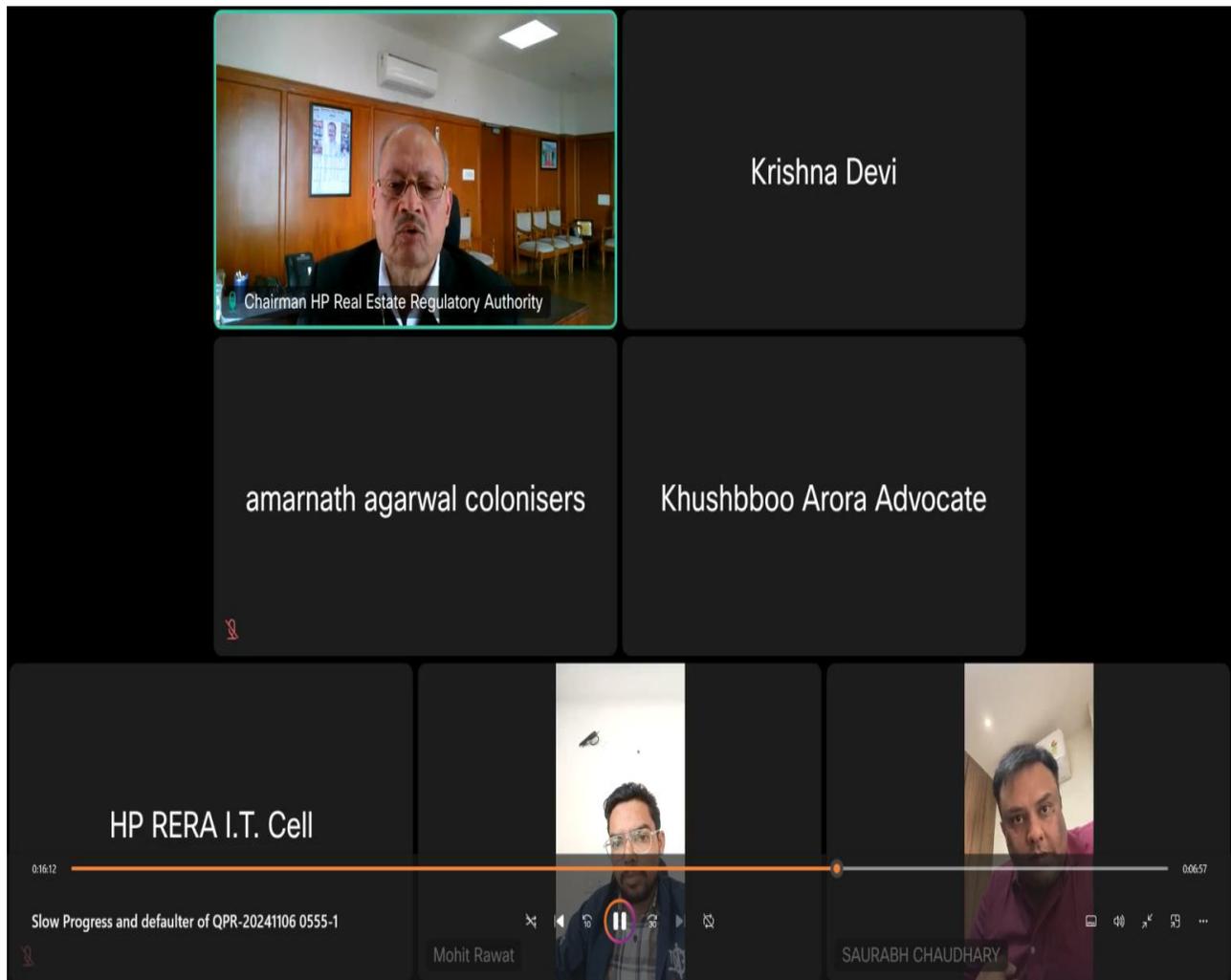
- (a) For the financial year 2024-25, the major achievement of this Authority was mobilization of Promoters to get their Real Estate Projects registered with this Authority. Moreover, the people involved with the sale and purchase of plots, apartments or building in real estate sector were sensitized to get themselves registered with this Authority as Real Estate Agent.
- (b) Prior to establishment of this Authority i.e. before 01-01-2020, only 44 numbers of Real Estate Projects and 39 numbers of Real Estate Agents were registered by the Himachal Pradesh Town and Country Planning Department. After 01-01-2020 to 31-03-2024 this Authority has registered 146 numbers of Real Estate Project and 135 numbers of Real Estate Agents.
- (c) During the financial Year 2024-25 *i.e.* from 01-04-2024 up to 31-03-2025 this Authority has registered additional 42 numbers of Real Estate projects and 25 numbers of Real Estate Agents. Now, the total figure of registered Real Estate Projects is 232 and Real Estate Agents are 199. During the year Authority has De-registered 2 project and 4 Real Estate Agents.
- (d) HPRERA, has developed and launched a Citizen Centric and user-friendly Web Portal designed and developed by National Informatics Centre (NIC) H.P. with the active guidance and support of Omidyar Network and Praxis Global Alliance to bring transparency, timely delivery of Real Estate Projects and generate faith and confidence of Real Estate Buyers.
- (e) This Authority encourages the promoters for submission of Periodical Progress Reports including Quarterly Progress Reports and Annual Progress Reports Online. Promoters and Real Estate Agents have been sensitized through VC meeting through WebEx. The Authority has got good response for completing all essential requirements for submission of the above-mentioned reports.
- (f) Himachal Pradesh Real Estate Regulatory Commission Management Information System (RERA) shortlist for final result in the CIPS Awards 2025 for online services to the Stakeholders.

(iv) Capacity Building:

During the current financial year VC meeting through Cisco WebEx were held with the promoters for uploading their Real Estate Projects on Web portal of this Authority as well as filing of Periodical Progress Reports were cleared to their satisfaction.

VC meeting through Cisco WebEx were held with the Promoters for Slow Progress of Projects on 14-05-2024, 24-10-2024 and for non-submission of QPR on 24-10-2024, 06-11-2024.

PHOTOGRAPHS



<p>vanshaj chopra</p>	 <p>Chairman HP Real Estate Regulatory Authority</p>	<p>Krishna Devi</p>
 <p>amarnath agarwal colonisers</p>	 <p>Jagdish</p>	<p>Khushboo Arora Advocate</p>
<p>HP RERA I.T. Cell</p> <p>00:40:05</p> <p>Slow Progress and defaulter of QPR-20241106 0555-1</p>	<p>Mohit Rawat</p>	<p>SAURABH CHAUDHARY</p> <p>0:19:04</p>

 <p>Birmala projects</p>	 <p>Chairman HP Real Estate Regulatory Authority</p>	<p>raghvinder singh bsht</p>
<p>HP RERA I.T. Cell</p>	<p>VIVEK KHANNA</p>	<p>Dinesh Kumar</p>
 <p>Mohit Dogra</p> <p>02:11</p> <p>Slow work progress-20241024 0618-1</p> <p>satyapal.</p> <p>0:23:39</p>		

The image shows a Zoom meeting interface. At the top, there are three video thumbnails. The first shows a man with glasses and a blue shirt, labeled "Birmala projects". The second shows a man in a suit and glasses, labeled "Chairman HP Real Estate Regulatory Authority". The third is a black box with the text "raghvinder singh bsht". Below these are three more black boxes with the text "HP RERA I.T. Cell", "VIVEK KHANNA", and "Dinesh Kumar". At the bottom, there is a video player overlay showing a man with glasses and a blue shirt, labeled "Mohit Dogra". The video title is "Slow work progress-20241024 0618-1". The video player has a progress bar from 0:27:19 to 0:23:31 and various control icons. To the right of the video player, the text "satyapal." is visible.

(v) International Engagements:

- (a) There were No International Engagements between 01-04-2024 to 31-03-2025.
- (b) However, there is active online participation with the All India Forum for Real Estate Regulatory Authorities (AIFORERA) by the Chairperson, Members and Senior Officer of the Himachal Pradesh Real Estate Regulatory Authority. The Chairperson of H.P RERA has been elected as Chairman of All India Forum of Real Estate Regulatory Authorities (AIFORERA).

(vi) Impact On:

(a) Allottees:

There is an excellent beneficial impact on the allottees/home buyers by facilitating them to purchase the residential houses. In order to address their complaint/grievances, 32 numbers of persons have filed their complaints with this Authority during 01-04-2024 to 31-03-2025. Thus the total complaints filed with this Authority are 68 numbers. Whereas 19 numbers of complaints have been disposed of *w.e.f.* 01-04-2024 to 31-03-2025 and the hearing in the remaining 49 complaints are under process. This shows that the home buyers/allottees have faith in the working of HP, RERA as they are being delivered justice in a time bound manner. The Promoters, Allottees and Real Estate Agents are being sensitized and made aware online & telephonically to redress their various issue related to the real estate sector.

(b) Promoters:

There is also an excellent impact on the promoters of Real Estate Projects. Earlier there was delay in the registration of Real Estate Projects owing to one reason or the other. However, since independent functioning of this Authority, the pace of registration has increased manifold. The Authority has registered 42 numbers of Real Estate projects during this financial year. Thus till 31-03-2025 total registered projects with HP RERA 232 in number. 2 projects have been de-registered in this financial year. The registration of Real Estate Projects is now being done on priority basis at the earliest on completion of codal formalities/essential requirements in the prescribed time period.

(c) Real Estate Agents:

There is an excellent impact on the Real Estate Agents since the independent functioning of this Authority. During the year 01-04-2024 to 31-03-2025 it has registered 25 numbers Real Estate Agents.

The HP, RERA office is providing assistance for any clarification on Real Estate Projects, Real Estate Agents and on the issues relating to the Complaints of allottees through office phone, IT Cell and Technical/Registration Branch of this Authority.

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

IN RELATION TO REAL ESTATE PROJECTS/PROMOTER AND REAL ESTATE AGENTS.

- (i) In the Real Estate (Regulation and Development) Act, 2016 there is no provision for registration of Promoters.
- (ii) As per Section-3 of the Act *ibid*, prior registration of the real estate project with the real estate regulatory Authority is mandatory. Therefore, list and details of the Real Estate Projects and Real Estate Agents registered during the period of this Annual report *i.e.* with effect from 01-04-2024 to 31-03-2025 including name of the promoters is at TABLE NO. 2 and TABLE NO. 3.

REAL ESTATE PROJECTS REGISTERED FROM 01-04-2024 TO 31-03-2025

TABLE NO. 2

Sr. No.	Name of the Project	Name of Promoter Sh./ Smt./Miss/Mr.	E-mail Id	Description of project for which registration has been issued	Fee paid Amount in Rs.	Registration Number	Dated of issue registration	Date on which registration expires
1.	Balaji Enclave Phase-2	Harbans Singh Alka Singh & Karan Singh	balajienclave@outlook. com	Plotted (Residential)	68580.00	HPRERAUNA2024093/P	29.04.2024	29.04.2027
2.	Vijaya Bhawan	Vijya Trivedi	drgtmd@gmail.com	Development/ construction/Residential	8385.00	HPRERASHI2024092/P	29.04.2024	29.04.2027
3.	Jalpa Enclave	Amar Singh	jalpaenclavebaddi@ gmail.com	Plotted (Residential)	49295.00	HPRERASOL2024094/P	17.05.2024	17.11.2026
4.	Belair	Dagshai Homes Pvt. Ltd.	dagshaih@gmailcom	Development construction Residential	169091.00	HPRERASOL2024095/P	17.05.2024	17.05.2029
5.	Zenith Estates-01	Krishna	Krishnavirere1962@ gmail.com	Plotted (Residential)	17282.00	HPRERASIR2024098/P	13.06.2024	13.06.2027
6.	Nestling Woods	Nestling Woods LLP	amalbarma1970@gmail. com	Development/ construction Residential	61846.00	HPRERASOL2024097/P	13.06.2024	13.06.2029
7.	Ashoka Apartment	Ashok Thakur	praveenbhardwaj596@ gmail.com	Plotted Residential	13310.00	HPRERASHI2024096/P	13.06.2024	13.06.2027
8.	Vikasnagar Vihar	Nirmal Singh	sandysectshimla@gmail. com	Plotted Residential	47474.00	HPRERASHI2024099/P	03.07.2024	03.07.2027
9.	Vishal Niwas House	Vishal Chauhan	harishchandell8881@ gmail.com	Plotted Residential	8170.00	HPRERASHI2024100/P	03.07.2024	03.07.2027
10.	Chalaunthi Sanjauli Plots	Asha Lata Thakur	monika2671986@gmail. com	Plotted Residential	7590.00	HPRERASHI2024101/P	03.07.2024	03.07.2027
11.	Soni Plots	Ashwani Soni	sonianshdeep8@gmail.com	Plotted Residential	26690.00	HPRERAMAN2024102/P	02.08.2024	02.08.2027
12.	Mashobra Valley	Khushboo Sharma	iice.shimla@gmail.com	Plotted Residential	15220.00	HPRERASHI2024104/P	06.08.2024	06.08.2027
13.	Prem Nath Plot	Prem Nath	Premn8575@gmail.com	Plotted Residential	15424.00	HPRERASOL2024103/P	06.08.2024	06.08.2026
14.	MKM Homes-I	Sh. Gurdial Chand & Smt. Nisha Sharma	ijnlakhnpalassociate@ gmail.com	Development Construction Residential	62416.00	HPRERAKAN2024105/P	27.08.2024	27.08.2029
15.	Harison Homes	Reena Ganeriwala Mahesh ganeriwala Soheb Ganeriwala and Sazar Ganeriwala	ganeriwala@harsonhomes. com	Development Construction Residential	262529.00	HPRERASOL2024107/P	07.09.2024	07.09.2029

Sr. No.	Name of the Project	Name of Promoter Sh./ Smt./Miss/Mr.	E-mail Id	Description of project for which registration has been issued	Fee paid Amount in Rs.	Registration Number	Dated of issue registration	Date on which registration expires
16.	Naveen Sharma Real Estate Plotted Residential project.	Naveen Sharma	Ns9970139@gmail.com	Plotted Residential	13070.00	HPRERASHI2024106/P	07.09.2024	07.09.2027
17.	Harison Valley View	Soheb Ganeriwala	barogvalleyview@barogvalley.com	Development Construction Residential	136717.00	HPRERASOL2024109/P	07.09.2024	07.09.2029
18.	New Prem Bhawan	Satish Kumar, Anand Kumar, Anand Gagan Anand, Vishal Anand	melalitsharma11@gmail.com	Plotted Residential	13010.00	HPRERASOL2024108/P	07.09.2024	07.09.2026
19.	Rajinder Sharma Colony	Rajinder Sharma	harshtomar1086@gmail.com	Plotted Residential	21420.00	HPRERASOL2024110/P	18.09.2024	18.09.2026
20.	Gamroo Plots	Pawan Kumar	pawankumar977988@gmail.com	Plotted Residential	19717.00	HPRERAKAN2024111/P	08.10.2024	08.10.2027
21.	Dev Bhoomi Heights	Pawan Girish & Manoj (DEv Bhoomi Heights)	anjlikatochak@gmail.com	Development Construction Residential	72190.00	HPRERASOL2024112/P	10.10.2024	10.10.2027
22.	Sai Housing	Hemant Kumar Jindal, Ruchi Jindal, Rajeev Gupta, Rajn Gupta, Ansh Gupta Shaina Gupta	jindalsolan@gmail.com	Development Construction Residential	16266.00	HPRERASIR2024113/P	29.10.2024	29.10.2027
23.	Moksh Apartments	Satish Thakur	satishrera0005@gmail.com	Development Construction Residential	12896.00	HPRERAKAN2024114/P	04.11.2024	04.11.2029
24.	Mahasu Maharaj Colony-01	Dinesh Kumar	sidholikdk10@gmail.com	Plotted Residential	26344.00	HPRERASIR2024115/P	04.11.2024	04.11.2027
25.	Reet Colony-01	Tejinder Singh	tejindersahota420@gmail.com	Plotted Residential	15596.00	HPRERASIR2024116/P	26.11.2024	26.11.2027
26.	Isprava's Woodvilla	Reviera Luxury Project Five LLP	gurjyot@gmail.com	Development Construction Residential	19454.00	HPRERASOL2024117/P	30.11.2024	30.11.2027
27.	The Viceroy Estate	Mount Shivalik Holdings Pvt. Ltd.	savar@mountshivalikholdings.com	Development Construction Residential	63239.00	HPRERASOL2024118/P	05.12.2024	05.12.2027
28.	Harisons Builders	Mahesh Ganeriwala	harisonhp03@gmail.com	Development Construction Residential	71587.00	HPRERASOL2024119/P	09.12.2024	09.12.2029
29	Maa Durga Colony	Anjum Bano	reradilshadali1980@gmail.com	Plotted Residential	14753.00	HPRERASIR2024120/P	09.12.2024	09.12.2027

Sr. No.	Name of the Project	Name of Promoter Sh./ Smt./Miss/Mr.	E-mail Id	Description of project for which registration has been issued	Fee paid Amount in Rs.	Registration Number	Dated of issue registration	Date on which registration expires
30.	Divine Homes	Vinod Kumar, Amarvir Singh Gurvir Singh	divinehomes3155@ gmail.com	Plotted Residential	759003.00	HPRERASOL2024121/P	11.12.2024	11.12.2028
31.	Hill Estate	Prem Lal	hr8580710@gmail.com	Plotted Residential	15460.00	HPRERASHI2025122/P	18.01.2025	18.01.2028
32.	VVIEVillas-Naldehra Golf Hills	Rohit puri And Kushan puri	kushaan@infranium.in	Development Construction Residential	33206.00	HPRERASHI2025125/P	23.01.2025	23.01.2028
33.	Dev Bhoomi Royal Homes	Pawan Girish & Manoj(dev Bhoomi Royal Homes)	devebhoomiroyalhomes@gmail.com	Development Construction Residential	111657.00	HPRERASOL2025124/P	23.01.2025	23.01.2031
34.	Chail Heights Villa LLP	Chail Heights Villas LLP	agam8989@gmail.com	Development Construction Residential	74755.00	HPRERASHI2025123/P	23.01.2025	23.01.2030
35.	Rajni Singla Development Group	Rajni Singla and Sandeepika Goswami	singlarajni 797@gmail.com	Plotted Residential	18300.00	HPRERASOL2025126/P	03.02.2025	03.02.2028
36.	Sushma Belvedere	Sushma Buildtech Limited	bhupinder@sushmabuildtech.com	Development Construction Residential	254008.00	HPRERASOL2025128/P	03.02.2025	03.02.2030
37.	Dhauladhar Plotting	Lukesh Gupta	satishrera0006@gmail.com	Plotted Residential	16350.00	HPRERAKAN2025127/P	03.02.2025	03.02.2030
38.	Verma Apartments	Jeevan Singh Verma and Mahender Singh	vermajst@gmail.com	Development Construction Residential	41279.00	HPRERASHI2025130/P	19.02.2025	19.02.2030
39.	Parameshwra Paradise	Raman Kumar & Rajeev Kumar Rana	ranaenterprises1133@ gmail.com	Plotted Residential	153698.00	HPRERASOL2025129/P	19.02.2025	19.02.2026
40.	Sneh Homes	Krishan Chand and Neelima Thakur	Adv.lakshayanand@ gmail.com	Plotted Residential	142241.00	HPRERASOL2025131/P	22.02.2025	25.03.2028
41.	Green Valley	Madan Lal	dineshnegi@gmail.com	Plotted Residential	10830.00	HPRERASOL2025133/P	25.03.2025	25.03.2028
42.	Sudarshan Colony-01	Waseem Ahmed	WASEEM MALIKA84@GMAIL. COM	Plotted Residential	16860.00	HPRERASIR2025132/P	25.03.2025	25.03.2028

REAL ESTATE AGENTS REGISTERED FROM 01-04-2024 TO 31-03-2025

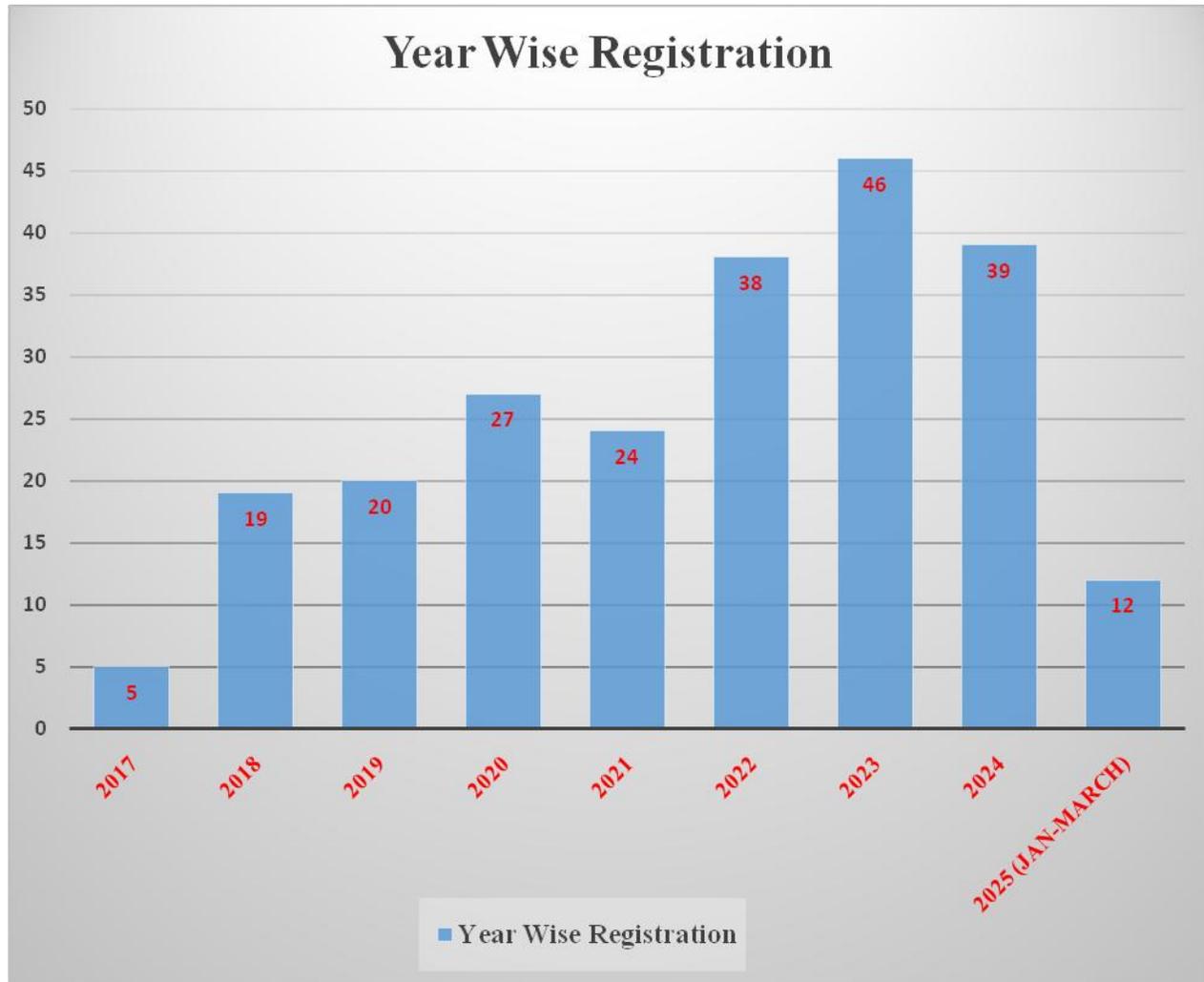
TABLE NO. 3

Sr. No.	Name of Real Estate Agent Smt./Ms./ Miss	Address of Real Estate Agents	Mail-id	Agent Type	Regis-tration fee paid rupees	Agent registration No.	Dated issue of registration certificate	Dated on which registration certificate expires of
1.	Lalit Thakur	P.O Bir Tungal ,Tehsil Sadar, Bir Mandi 175001. Ph. No. 8219972902	lalitthakur1505@yahoo.com	Individual	5,000/-	HPRERAMAN2025091/A	07.03.2025	07.03.2030
2.	Kunal Sood	9-10, Top Floor Kuthiala Building Middle Bazar Shimla-171001 Ph. No. 9555240002	er.kunalsood@gmail.com	Individual	5,000/-	HPRERASHI2025088/A	10.02.2025	10.02.2030
3.	Jagdeep Singh Bisht	Parteek Sharma C/o Sharma Sweets, Kumarhatti, Tehsil & District Solan-173229 Ph. No. 6280149963	Jagdeep.bisht@yahoo.co.in	Individual	5,000/-	HPRERAMOH2025090/A	10.02.2025	10.02.2030
4.	Naresh Kumar	House No. 23/1, Badi, PO Sunder Nagar-1, Mandi-175018 Ph. No. 8894419000	nareshkumarsnr07@gmail.com	Individual	5,000/-	HPRERAMAN2025089/A	10.02.2025	10.02.2030
5.	Karun Bhatiya	577 Ambar Kothi, Oachghat Solan-173223 9317777037	karunbhaita786@gmail.com	Individual	5,000/-	HPRERAUNA2025086/A	23.01.2025	23.01.2030
6.	Vipan Kumar	Ward No.7 Village and P.O. Saloh, Una-177209 Ph.No.-8544797094	pradhanabittu@gmail.com	Individual	5,000/-	HPRERAUNA2025086/A	23.01.2025	23.01.2030
7.	Lohit Sharma	Upadhya Cottage, Kotla Nala Rajgarh Road, Solan-173212 Ph. No.-7018588331	topteamofindia@gmail.com	Individual	5000/-	HPRERASOL2025085/A	23.01.2025	23.01.2030
8.	Virendra Kumar Tyagi	Indira vati W/o Sanjeev Kumar Near Diesel Pump Chambaghat Tehsil and District Solan-173214 Ph. No. 7018016242	rajpoot.indu1990@gmail.com	Individual	5000/-	HPRERAGHA2024084/A	26.11.2024	26.11.2029
9.	Paras Mittal	Village Malgaon, Tehsil Nahan District Sirmaur-173001 Ph.No.7814141916	PARASMITTAL336@GMAIL.COM	Individual	5000/-	HPRERABAT2024083/A	29.10.2024	29.10.2029

Sr. No.	Name of Real Estate Agent Smt./Ms./ Miss	Address of Real Estate Agents	Mail-id	Agent Type	Registration fee paid rupees	Agent registration No.	Dated issue of registration certificate	Dated on which registration certificate expires of
10.	Rohit Kathuria	Kathuria associates, 101,1/5, Royale Manor Y Point, Sirmaur-173025 Ph. No. 9418458025	kathuriaassociates0610@gmail.com	Individual	5000/-	HPRERASIR2024082/A	29.10.2024	29.10.2029
11.	Ram Kumar Verma	Tehsil Solan,VPO Bharti 25/300 Solan-173206 Ph. No. 9805218500	ramk50415@gmail.com	Individual	5000/-	HPRERASOL2024081/A	10.10.2024	10.10.2029
12.	Mohan Dogra	Dogra Building Ward No.-2 Premghat Theog District Shimla-171201, Ph. No. 9816002132	mohandogra23@gmail.com	Individual	5000/-	HPRERASHI2024080/A	18.09.2024	18.09.2029
13.	Suresh Thakur	VPO, Tatehal Tehsil Palampur District Kangra-176103 Ph. No. 9816849444	giansuresh64@gmail.com	Individual	5000/-	HPRERAKAN2024079/A	07.09.2024	07.09.2029
14	Ashish Sharma	Loharon, P.O Ghatti Loharon P.O Ghatti Solan-173211 Ph.No. 8837833884	sharma.sashish4031@gmail.com	Individual	5000/-	HPRERACHA2024078/A	07.09.2024	07.09.2029
15.	Navneet Singh Saini	W No.12 H. No.105, Ekta Cololony, Paonta Sahib District Sirmaur-173025 Ph. No.-9459291881	ernaventerprises@gmail.com	Individual	5000/-	HPRERASIR2024077/A	23.08.2024	23.08.2029
16.	Dhiraj Dogra	House No.131, ward No.09 Near Bus Stand Hamirpur-177001 Ph.No.-7018333803	dhirajdogra0004@gmail.com	Individual	5000/-	HPRERAHAM2024076/A	06.08.2024	06.08.2029
17.	Dina Nath Kaundal	Kundal Enclave, Sanjauli Near Ganju Niwas Shimla-171006 Ph. No.9816018677	kaundaldn@gamil.com	Individual	5000/-	HPRERASHI2024075/A	22.07.2024	22.07.2029
18.	Ramesh Kumar	VPO Uppar Dari, Tehsil Dharamshala, District Kagra-176057 Ph. No. 7018639081	2rameshtravel@gmail.com	Individual	5000/-	HPRERAKAN2024074/A	22.07.2024	22.07.2029
19.	Anarock Property Consultants Pvt.Ltd.	Building No. VPO Rakkar, Tehsil District Kangra-176057 Ph.No. 9619363693.	mary.teddy@anarock.com	Non-Individual	20,000/-	HPRERAMUM2024072/A	13.06.2024	13.06.2029

Sr. No.	Name of Real Estate Agent Smt./Ms./ Miss	Address of Real Estate Agents	Mail-id	Agent Type	Registration fee paid rupees	Agent registration No.	Dated issue of registration certificate	Dated on which registration certificate expires of
20.	Abhishek	V.P.O Nagchala, Tehsil Balh, District Mandi, HP 175021 Ph. No. 9015038995	Chaudharyabhishek634@gmail.com	Individual	5000/-	HPRERAMAN2024073/ A	13.06.2024	13.06.2029
21.	Satyan Sharma	Near DAV School Avdhanighat, Ward No.6 Bilaspur-174021 Ph.No. 9817388821	Satyam.khema@yahoo.com	Individual	5000/-	HPRERABIL2024071/A	17.05.2024	17.05.2029
22.	Raj Kumar Kalia	Village & P.O. Nogli Tehsil Rampur District Shimla-172022 Ph. No.-9872220005	hunar.estate@gmail.com	Individual	5000/-	HPRERAMOH2024070/A	17.05.2024	17.05.2029
23.	Virender Kumar Verma	Salogra-5 Solan-173214 Ph.No. 9816867064	virenderkumarverma4@gmail.com	Individual	5000/-	HPRERASOL2024069/A	04.05.2024	04.05.2029
24.	Nikita Sahu	Near Railway crossing Chambaghat Solan-173212 Ph. No. 7838495900	nkitasahufbd27@gmail.com	Individual	5000/-	HPRERAGUR2024068/A	29.04.2024	29.04.2029
25.	Rajender Kumar Bansal	Village Bathri, Tehsil Haroli, District Una-174301 Ph.No.-8289026427	rkbansal2311@gmail.com	Individual	5000/-	HPRERASOU2024067/A	09.04.2024	09.04.2029

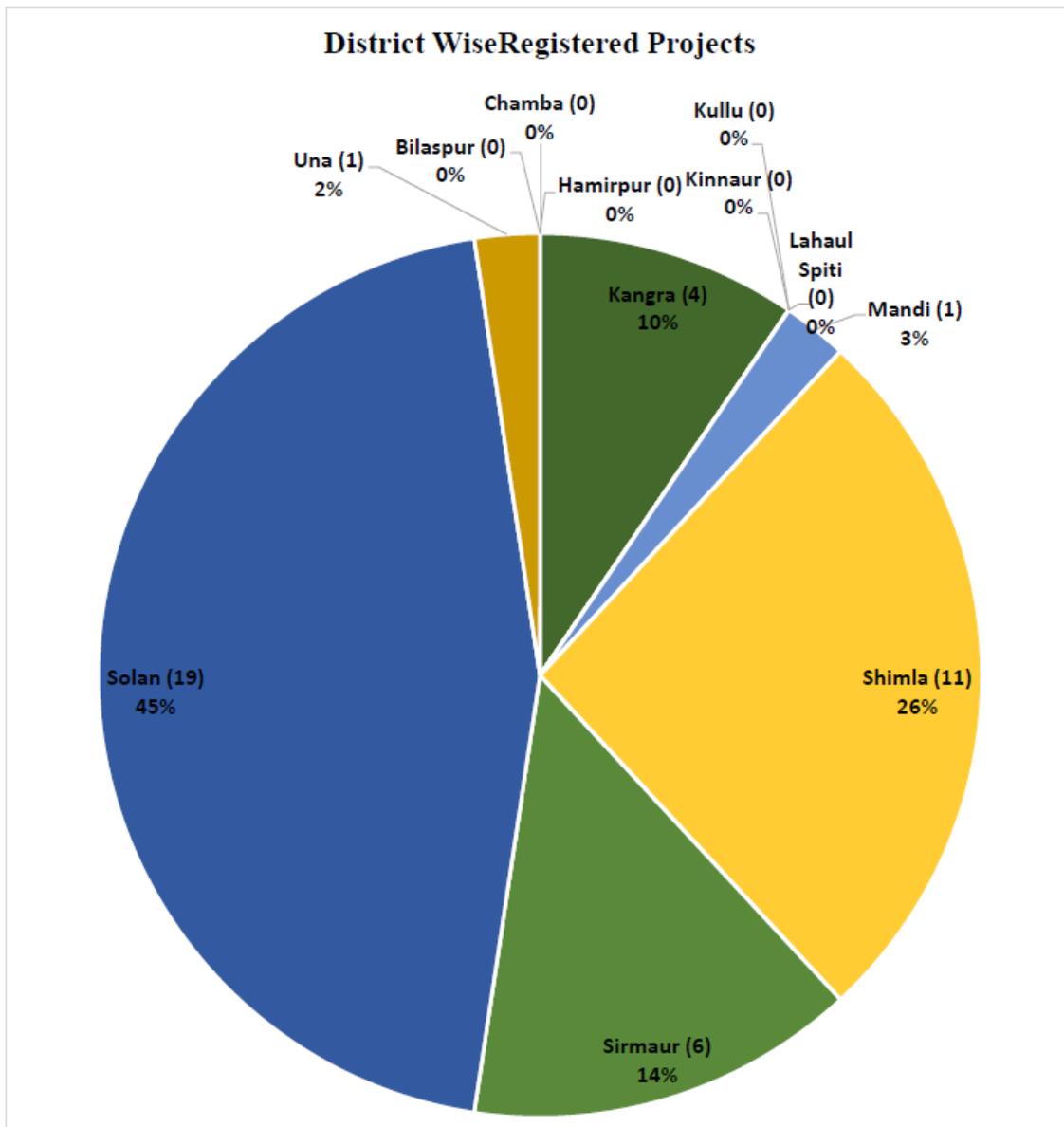
Total Number of Real Estate Project Registered by HPRERA in the State (Year wise)



**Number of Registered Project in HPRERA During F.Y. 2024-25
(Month Wise)**



No. of Registered Project in HPRERA during F.Y. 2024-25
(District Wise)



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

(i) BEFORE THE AUTHORITY

TABLE NO. 4

Sr. No.	No. of cases pending in the last year with the Authority	No. of cases received during the year by the Authority	No. of cases disposed of by the Authority
Total	36	32	19

(ii) BEFORE THE ADJUDICATING OFFICER

TABLE NO. 5

Sr. No.	No. of cases pending in the last year with the Adjudicating Officer	No. of cases received during the year by the Adjudicating Officer	No. of cases disposed of by the Adjudicating Officer
Total	02	-NIL-	-NIL-

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

TABLE NO. 6

Sr. No.	Survey conducted during the year with details	Observation of Authority	Remedial steps taken
1.	The promoters have been directed to submit Periodical Progress Reports including Quarterly Progress Reports and Annual Progress Report.	<p>Quarterly Progress Report is being submitted by the promoter regularly online but still there are minor deficiencies.</p> <p>Therefore, WebEx meetings were held with the Promoters to guide them regarding above.</p> <p>The action is being taken against the defaulter promoter for non-submission of QPR in time.</p>	Through WebEx VC meetings, promoters have been guided how to remove the minor deficiencies and their doubts are also being resolved on telephone. The reports are being monitored regularly.
2.	Regulations for filing of Quarterly progress Report by the Real Estate Agents have been notified on 03.03.2021 and have been published in the Official Gazette of Himachal Pradesh on 08.03.2021.	During the current financial year, the Quarterly Progress Reports of the Real Estate Agents are being monitored regularly.	Agents have been guided how to remove the minor deficiencies and their doubts are also being resolved on telephone. The reports are being monitored regularly.

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 AND REAL ESTATE AGENTS IN TABLE NO. 7, 7(A), 7(B) & 7(C):

TABLE NO. 7

Sr. No.	Subject	Steps Taken	Results achieved
1.	Regarding Submission/filling of Periodical Progress Reports.	Show cause notices have been served upon the defaulter promoters who have not submitted the Periodical Progress Reports.	Most of the Promoters have complied with the notices and have submitted the Periodical Progress Reports. For remaining defaulter promoters, process for imposition of penalty and attaching the property is in progress.
2.	Non-compliance of the provisions of the RERA Act, H.P. RERA Rules and H.P. RERA Regulations by the Promoters.	Penalty has been imposed upon the promoters.	A sum of Rs. 4,50,000/- has been deposited by the defaulters promoters.

Detail of Imposition of penalty for non-submission of periodical progress reports by promoters of real estate projects during 01-04-2024 to 31-03-2025

TABLE NO. 7(A)

Sr. No.	Name of promoter and project	Details of penalty imposed by the Authority	Penalty amount in Rs.	Whether paid
1.	New Town Baddi	17-05-2024	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
2.	Usha Investment	17-05-2024	40,000	Yes
3.	Sh. Shyam Vihar Colony	17-05-2024	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
4.	ACME Hills Barog	17-05-2024	20,000	Penalty amount recovered from the bank account of the promoter.
5.	Green Land House	17-05-2024	10,000	Yes
6.	Nagsons Vedanta Villas	17-05-2024	10,000	Yes
7.	Bohemian Chateaus	17-08-2024	40,000	Yes
8.	Maple Hill Plaza	17-08-2024	40,000	Yes
9.	Ambika Hills	17-08-2024	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
10.	Sh. Shyam Vihar Colony	17-08-2024	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
11.	Sanawar Hills	17-08-2024	40,000	Penalty amount recovered from the bank account of the promoter.
12.	Nagsons Vedanta Villas	17-08-2024	10,000	Yes

Sr. No.	Name of promoter and project	Details of penalty imposed by the Authority	Penalty amount in Rs.	Whether paid
13.	ACME Hills Barog	17-08-2024	20,000	Penalty amount recovered from the bank account of the promoter.
14.	Green Land House	17-08-2024	10,000	Yes
15.	The Woods Barog	19-11-2024	40,000	Yes
16.	The Woods Barog (Phase-II)	19-11-2024	20,000	Yes
17.	Sh. Shyam Vihar Colony	19-11-2024	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
18.	Nagsons Vedants Villas	19-11-2024	10,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
19.	ACME Hills Barog	19-11-2024	20,000	Penalty amount recovered from the bank account of the promoter.
20.	Elementa	17-02-2025	40,000	Yes
21.	New Town Baddi	17-02-2025	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
22.	The Woods Barog	17-02-2025	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
23.	The Woods Barog (Phase-II)	17-02-2025	20,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
24.	Sub-Division of land Sh. Anil Vashisht & others	17-02-2025	40,000	Yes

Sr. No.	Name of promoter and project	Details of penalty imposed by the Authority	Penalty amount in Rs.	Whether paid
25.	Ambika Hills	17-02-2025	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
26.	MKM Homes-I	17-02-2025	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter
27.	Sh. ShyamVihar Colony	17-02-2025	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter
28.	Nagsons Vedanta Villas	17-02-2205	10,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter

Total penalty amount received from defaulters=Rs. 4,00,000/-

Detail of imposition of penalty for non-submission of Annual Progress Report on Promoters of Real Estate project during F.Y. 01-04-2024 to 31-03-2025

TABLE NO. 7(B)

Sr. No.	Name of promoter and project	Details of penalty imposed by the Authority	Penalty amount in Rs.	Whether paid
1.	Auramah Valley Phase-I	02-12-2024	50,000/-	Yes
2.	ACME Hills Barog	02-01-2025	1,00,000/-	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
3.	Sh. Shyam Vihar Colony	02-01-2025	1,00,000/-	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
4.	Nagsons Vedanta Villas	02-01-2025	1,00,000/-	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.

Total penalty amount received from defaulters = Rs. 50,000/-

**Detail of Imposition of penalty for non-submission of periodical progress reports by the Real Estate Agents during
F.Y. 01-04-2024 to 31-03-2025**

TABLE NO. 7(C)

Sr. No.	Agents Name	Registration No.	Not submitted the QPR for the Quarter				Penalty Amount in Rs.	Whether penalty deposited or not
			31-03-24	30-06-24	30-09-24	30-12-24		
1.	Arpit Kaundal	HPRERABIL2023037/A	Not Submitted	Not Submitted	Not Submitted	Not Submitted	20,000/-	Not paid In the matter, it was decided in the Authority's 45 th meeting that the penalty of Rs. 5000/- will be imposed for each Qtr. maximum till Rs. 25000/- after which the registration will be revoked. However, the agent was also defaulter for non-submission of QPR in the Qtr. ending 31-12-23 i.e. last financial year therefore, total penalty amount is now 25000/- The matter is kept for the next meeting of the Authority. So, that further action could be taken in the matter.
2.	Manoj Kumar Sharma	RERAHPSOA05210100	Not submitted	Not Submitted	Not Submitted	Not Submitted	20,000/-	-do-
3.	Dharmendra Kumar	RERAHPSOA62101105	Not submitted	Not Submitted	Not Submitted	Not Submitted	20,000/-	-do-
4.	Ashok Kumar	RERAHPSOA6210110HP	Not Submitted	Not Submitted	Not Submitted	Not Submitted	20,000/-	-do-
5.	Ashwani Kumar	HPRERAAKAN2022025/A	Not Submitted	Not Submitted	Not Submitted	Not Submitted	20,000/-	-do-

Sr. No.	Agents Name	Registration No.	Not submitted the QPR for the Quarter				Penalty Amount in Rs.	Whether penalty deposited or not
			31-03-24	30-06-24	30-09-24	30-12-24		
6.	Jasmeet Singh Bhudhiraja	RERAHPSOA07210113	Not Submitted	Not Submitted	Not Submitted	Not Submitted	20,000/-	Not Paid In the matter it was decided in the Authority's 45th the meeting that the penalty of Rs. 5000/- will be imposed for each QTR maximum till Rs. 25000/- after which the registration will be revoked. However, the agent was also defaulter for non- submission of QPR in the Qtr. ending 31-03-2023 & 31-12-23 therefore total penalty amount is Rs. 25000/- The matter is kept for the next Authority's meeting. So, that further action could be taken in the matter.
7.	Vikrant Choudhary	HPRERAKUL2023035/A	Not submitted	Not Submitted	Not Submitted	Not Submitted	15,000/-	Deposited the penalty amount dated 20-08-24.
8.	Virender Bansal	HPRERASOL2024069/A	Not Submitted	Submitted	Submitted	Submitted	5000/-	Not deposited the Registration of the agent revoked as agent requested himself for cancellation of his registration as agent. Hence, the matter was placed in the 63rd meeting of the Authority. I was decided that the agent be deregistered but he has to pay the pending penalty. In case of non-payment of the same. If the agent ever applied for registration the penalty amount with interest should be charged before accord registration.

Sr. No.	Agents Name	Registration No.	Not submitted the QPR for the Quarter				Penalty Amount in Rs.	Whether penalty deposited or not
			31-03-24	30-06-24	30-09-24	30-12-24		
9.	Vijay Bhardwaj	HPRERASHI2022008/A	Not Submitted				5000/-	-do-
10.	Kalyan Singh	HPRERASIR2022009/A	Not Submitted				5000/-	Not deposited The registration of the agent revoked as agent died on 10-12-24 as informed by his wife. Hence, the matter was placed in the 63rd meeting of the Authority and it was decided that the agent be deregistered.
11.	Ashish Kholi	HPRERAJAM2022023/A	Not Submitted				5000/-	Waive off the penalty Agent requested to waive off the penalty, as he was out of town and went to the home town for six months due to medical emergency. Hence the matter was placed in the 63rd meeting of the Authority and the request was not accepted by the authority. However, agent requested again to waive off the penalty due to his health issue and submitted the medical report supporting the health condition of hearing loss. Hence, his request to waive of the penalty was considered by the Authority with direction that in future to submit the QPR well in time.
12.	Tejpal Sharma	HPRERAUNA2023031/A	Not submitted	Not Submitted	-	-	10,000/-	Deposited the penalty amount for the Qtr. ending 31-03-24 dated 04-05-24 & for Qtr. ending 30-06-24 dated 07-09-24.

Sr. No.	Agents Name	Registration No.	Not submitted the QPR for the Quarter				Penalty Amount in Rs.	Whether penalty deposited or not
			31-03-24	30-06-24	30-09-24	30-12-24		
13.	GSL builder Promoter	HPRERASOL2023045/A	Not Submitted	-	-	-	5,000/-	Deposited the penalty amount dated 06-05-24
14.	Property Hub	HPRERANOR2023056/A	Not Submitted	-	-	-	5,000/-	Deposited the penalty amount dated 09-05-24.
15.	Jagriti	RERAHPMAA07190045	-	-	Not Submitted	-	5,000/-	Not deposited amount.
16.	Vineet Bhalla Pvg. Realtors pvt. Ltd.	RERAHPKAA07190045	-	-	Not Submitted	-	5,000/-	Deposited the penalty amount dated 17-12-24.
17.	Exp. Global India Pvt. Ltd.	RERAHPKAA07210115	-	-	Not Submitted	-	5,000/-	Deposited the penalty amount dated 14-11-24.
18.	Ranjeet Singh	HPRERASOL2022021/A	-	-	Not Submitted	Not Submitted	10,000/-	Deposited the penalty amount for the Qtr. ending 31-09-24 dated 17-12-24 for the Qtr. ending 31-12-24 dated 19-02-25.
19.	Loyalie it Solutions Pvt. Ltd.	HPRERAKOL2023053/A	-	-	Not Submitted	-	5,000/-	Deposited the penalty amount dated 17-12-24
20.	Rajnish Kumar	HPRERAKAN2023058/A	-	-	-	Not Submitted	5,000/-	Deposited the penalty amount dated 06-02-25.

**Detail of cases of Real Estate Agents revoked during the year
01-04-2024 to 31-03-2025**

TABLE NO. 7(C)

Sr. No.	Name & Address	Registration No.	Remarks
1.	Virender Bansal	HPRERASOL2024069/A	The registration of agent revoked as he himself applied for cancellation of his registration as agent.
2.	Vijay Bhardwaj	HPRERASHI2022008/A	The registration of agent revoked as he himself applied for cancellation of his registration as agent.
3.	Kalyan Singh	HPRERASIR2022009/A	The registration of agent revoked due to his death.

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

The statements on directions of the Authority and the penalty imposed for contraventions of the Act and the Rules and Regulations made thereunder during the period with effect 01-04-2024 to 31-03-2025 is at TABLE NO 8. No statement on interest and compensations has been ordered by the Adjudicating Officer with effect from 01-04-2024 to 31-03-2025 is at TABLE NO. 9.

Cases decided by the H.P Real Estate Regulatory Authority w.e.f. 01-04-2024 to 31-03-2025

TABLE NO. 8

Sr. No.	Name of the promoters Complainant V/s Respondent	Date of decision	Detail of directions issued by the Authority and Refund of penalty Amount along with 9.3% interest	Penalty Amount	Penalty amount deposited / paid by promoter	Enhanced penalty amount	Remarks
1	2	3	4	5	6	7	8
1.	Sonia Khokher Vs Rajdeep & Co.	05-04-2024	Case has mutually been settled. The respondent has paid full & final amount to Complainant.	7,33,333/-	7,33,333/-	—	Case disposed-off.
2.	Amit Rana Vs Ahlawat Developers and Promoters, Baddi	08-04-2024	Refund of Rs. 19,99,711/- alongwith interest @ 10.85% perannum within two months.	—	—	—	
3.	Satish Chand Saxena Vs Rajdeep and Co. and others	10-04-2024	Regarding basic amenities	Installation of list within two month from the date of order failing which per day penalty Rs.10,000 till such default continues to install and operationalize do failing which per day penalty Rs. 5,000 deposit money for installation of transformer within one month failing which 20,000/- per day penalty installation of water connection within two month failing which 10,000/- per day penalty to obtain OC/CC of flat within two month failing which penalty of Rs. 3.00 Lakhs.	—	—	Execution pending.
4.	Bhawak Prashar Vs Indu Walia	19-04-2024	Regarding registration of project	13,14,000	20,000 per day penalty upto 10% of the project cost.	30,000	

1	2	3	4	5	6	7	8
5.	Bhawak Prashar Vs Indu Walia	19-04-2024	Regarding registration of project.	7,86,000	20000 per day penalty up to 10% of the project cost	20,000	
6.	High Valley Apartments Bated Vs Jt. Secretary (Rev) to the Govt. of HP	01-05-2024	Regarding permission under section 118 of H.P. Tendency and Land Reforms Act, 1972 in respect of allottees.	—	—	—	—
7.	Harish Kumar Sethi Vs Harsh Tomar an Mohan Lal	17-05-2024	Regarding road	3,00,000	—	—	—
8.	Dr. Rajneesh Sood Vs Omax Pvt. Ltd Baddi	6-6-2024	Refund of Rs. 16,60,000 with interest.	5,00,0000	In refund not made within 60 days per day penalty of Rs.10,000/-		
9.	Shivam Yadav Vs Sandwood	7-8-2024	Regarding refund of amount Rs. 3.80 with interest complaint not found maintainable.	—	—	—	—
10.	Dalip Kalra Vs Ahlawat Developers Baddi	14-6-2024	Regarding refund of Rs. 24,74,563/- alongwith interest.	—	—	—	—
11.	Anirudh Sood and Others Vs Gurmeet Singh Promoter Shimla Royal Residency Shimla	19-6-2024	Regarding unauthorized construction of attic and sale thereof.	20,00,000 within two months failing which per day penalty of Rs.10,000/-	—	6,00,0000 deposited to file appeal.	—
12	Arun Nair Vs Manchanda and Manchanda Builders	29.6.2024	Regarding sale deed of flats which was done.	—	—	—	—

1	2	3	4	5	6	7	8
13.	Sita Devi and Satya Pal Nandrog Vs Ahlawat Developers and Promoters Baddi.	7-9-2024	Regarding refund of Rs.19,00,000 alongwith interest.	-	-	-	-
14.	Bhawak Prashar Vs Indu Walia.	4-10-2024	Regarding registration of Shailja Vihar Colony Project was found not registerable.	-	-	-	-
15.	Manish Kumar Newer Vs Delanco Realtor Pvt. Ltd.	6-11-2024	Regarding refund of delayed possession charges 2,96,53,238/-	20,00,000 if not paid in 60 days	-	Amount deposited & filed appeal in appellate Tribunal	
16.	Suman Sharma Vs Ravinder Chopra and Kanika Chopra Chopra Apartments Deonghat, Solan.	20-11-2024	Complaint was found time barred and respondent was directed to get registration of his project.	3,00,000 after one month	-	Rs.1,00,000 deposited to file appeal	
17.	Sanjay Kaushik Vs Ravinder Chopra &Ruchika Chopra, S Chopra Apartment Deonghat Solan.	20-11-2024	Complaint was found time barred and respondent was directed to get registration of his project.	3,00,000/-	-	Rs.1,00,000 deposited to file appeal	
18.	Abeer Sharma Vs Shushma Chopra S. Chopra Apartment, Deonghat Solan.	20-11-2024	Complaint was found time barred and respondent was directed to get registration of his project.	3,00,000 after one month	-	Rs.1,00,000 deposited to file appeal	
19.	Sandeep Kumar Vs Amarnath Aggarwal Builders Pvt. Ltd.	6-12-2024	The case was of structural defect in workman's which pertains to maintenance issue, which not cover under the preview of RERA hence dismissed.	-	-	-	-

TABLE NO. 9

Sr. No.	Name of the Allottee	Details of the directions issued by the Adjudicating Officer	Penalty/ interest/ compensation imposed	Whether paid
1.	-NIL-	-NIL-	-NIL-	-NIL-
TOTAL	-NIL-	-NIL-	-NIL-	-NIL-

G. INVESTIGATIONS AND INQUIRIES ORDERED BY THE AUTHORITY OR THE ADJUDICATING OFFICER:

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

- (i) The Chairperson has inspected the sites of ongoing Real Estate projects in District Kangra.
- (ii) The Assistant District Attorney, in court case No. HPRERA2022032/C on the order of the HPRERA or judicial side conducted a site inspection in project Himachal One of Ahlawat Developers & Promoters Ltd. on 6th April 2023.

H. ORDERS PASSED BY THE AUTHORITY AND THE ADJUDICATING OFFICER:

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

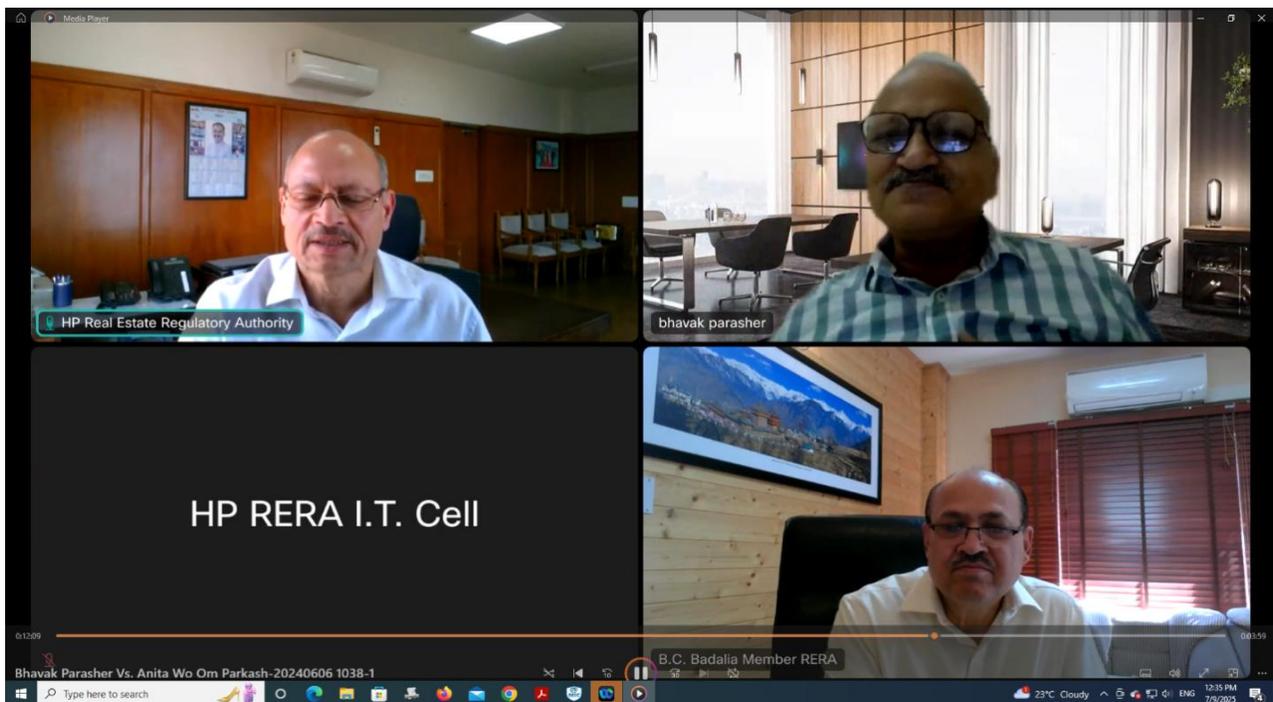
(i) Orders passed by the Authority:

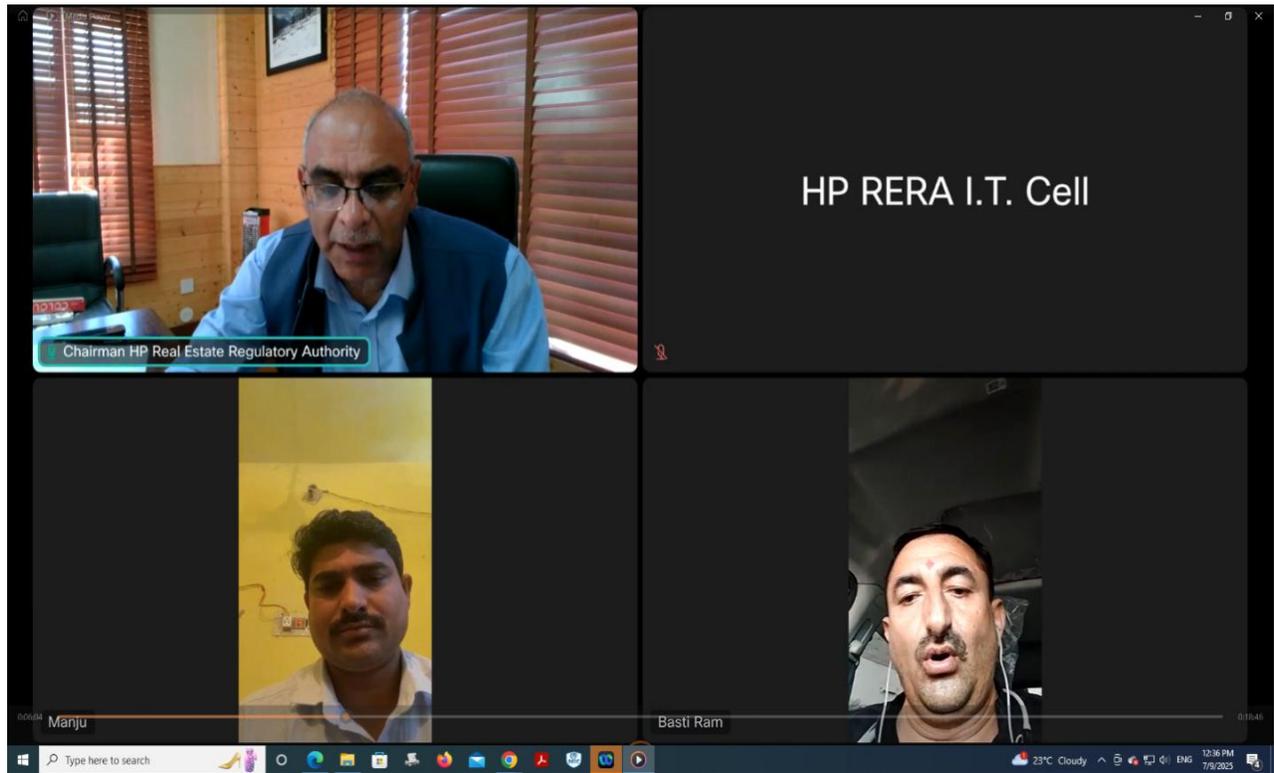
- (a) The Authority has passed 9 interim Orders and rest as final orders, the Order passed by the Authority and details thereof are in TABLE NO. 8.
- (b) The HPRERA held 290 numbers of hearings during the process of hearing complaints and execution petitions filed before this Authority, out of 290 numbers of hearings, 40 numbers of hearing were held physically and remaining 250 numbers of hearing were held online through WebEx.

(ii) Orders passed by the Adjudicating Officer:

No such orders were passed by the Adjudicating Officer during 01-04-2024 to 31-03-2025.

Some of the glimpses of court proceedings conducted through VC from CISCO WebEx platform held on different dates





I. EXECUTION OF THE ORDERS OF THE AUTHORITY AND IMPOSITION OF PENALTIES:

(i) Monetary penalties:

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

The monetary penalties imposed during 01-04-2024 to 31-03-2025 have been mentioned in **TABLE NO. 8**.

(ii) Revenue Certificate issued by the Authority under Section-40:

No such order of Revenue Certificate issued by the Authority during 01-04-2024 to 31-03-2025.

J. EXECUTION OF THE ORDERS OF THE ADJUDICATING OFFICER AND IMPOSITION OF INTEREST AND COMPENSATION:

- (i) Details of interest and compensation imposed, details of interest and compensation imposed but not paid, total number of matters and total amount of interest and compensation imposed, total amount realized by resorting to rule 22;

No such interest and compensation were imposed by the Adjudicating Officer during 01-04-2024 to 31-03-2025.

K. APPEALS PENDING WITH APPELLATE TRIBUNAL:

- (i) Number of appeals pending on 01-04-2024 : 21
- (ii) Appeals filed during the year *i.e.* 01-04-2024 to 31-03-2025 : 20
- (iii) Number of appeals decided during the year 2024-25 : 3
- (iv) No. of appeals pending as on 31-03-2024 : 38

L. REFERENCES RECEIVED FROM THE APPROPRIATE GOVERNMENT UNDER SECTION 33:

No such reference received from the appropriate Government.

M. PROVIDING OF ADVOCACY FOR CREATING AWARENESS AND IMPARTING TRAINING UNDER SUB-SECTION (3) OF SECTION 33:

a) Brief narrative on activities undertaken under sub-section (3) of Section 33:

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

b) The Authority has prepared RERA guidelines Handbook for Promoter, Real Estate Agents and Home Buyers. This handbook is primarily made to impart knowledge and guidance to real estate sector on following:

- (i) Comprehensive Understanding of RERA Law and its application.
- (ii) Understanding of HP RERA and its functions.
- (iii) Understanding of all aspects of real estate fundamentals which will provide an overview of the real estate industry to maximize the level of knowledge, which will in return increase competency.
- (iv) Knowledge of the quantitative concept associated with the real estate industry.
- (v) Ability to perform in a real estate profession once the registration has been successfully completed by conveying legal and ethical considerations that will maximize knowledge of key, components of the real estate industry.
- (vi) Real Estate Agents, Promoters and Homebuyers role in Real Estate Sector.

As this handbook is a guide for Real Estate Sector, hence it is necessary to understand Real Estate (Regulation and Development) Act, 2016 deeply.

N. ADMINISTRATION AND ESTABLISHED MATTERS:

(i) Report of the Secretary:

- (a) The Government of Himachal Pradesh in exercise of the powers conferred by the third provision to sub-section (1) of Section 20 of the real estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016), *vide* Notification No. HSG-A(3)-5/2019 date 16-10-2019 being the appropriate Government, designated the Chief Secretary to the Government of Himachal Pradesh as Real Estate Regulatory Authority as Interim Authority until establishment of a Regulatory Authority in the Himachal Pradesh.
- (b) In pursuance to Section 21 of the Real Estate (Regulation and Development) Act, 2016, the Govt. of Himachal Pradesh *vide* Notification No. HSG-A(3)-I/2019 dated 26-10-2019 created one (01) post of Chairperson and two (02) posts of Members for the Himachal Pradesh Real Estate Regulatory Authority (HPRERA).
- (c) In pursuance to Section 22 of the Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016), a “Selection Committee” was constituted *vide* notification No.A(3)-I/2019 loose dated 14-11-2019 to recommend eligible candidates for appointment as Chairperson and two whole time Members for the Himachal Pradesh Real Estate Regulatory. The “Selection Committee” recommended the names for the appointment of Chairperson and Members on 19-12-2019.

(ii) Composition of the Authority;

In exercise of powers conferred under sub-section (1) 20 of the Real Estate (Regulation and Development) Act, 2016 (Act No.16 of 2016) superseding Notification No. HSG-A(3)-5/2019, dated 16-10-2019 of the Housing Department, Govt. of Himachal Pradesh appointed Chairperson and whole time Members for the Himachal Pradesh Real Estate Regulatory Authority.

(iii) Details of Chairperson and Members appointed in the Year and of those who demitted office:

Neither any Chairperson nor any members were appointed during the year 01-04-2024 to 31-03-2025. However, the Chairperson and whole time another two members of HPRERA demitted the office after completing their tenure during the above said period. No appointment of regular Chairperson & Member has been ordered by the Govt. during the period December 24 to March 25. However, the Pr. Secy. (Housing) to the HP Govt. was holding the charge of Chairperson RERA 17-12-2024 to 24-06-2025.

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

In view of the provisions of sub-section (1) of Section 71 of the Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016) and after consultation with the Govt. of Himachal Pradesh and with the Hon'ble High Court of Himachal Pradesh, the Ld. District and Session Judge, Judicial Courts Complex, Chakkar, Shimla, Himachal Pradesh has been appointed as the Adjudicating Officer for the Himachal Pradesh Real Estate Regulatory Authority for adjudicating compensation under the Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016) *vide* No. RERA-(5) 5-4/2020-2021/59-62 dated 06-03-2020.

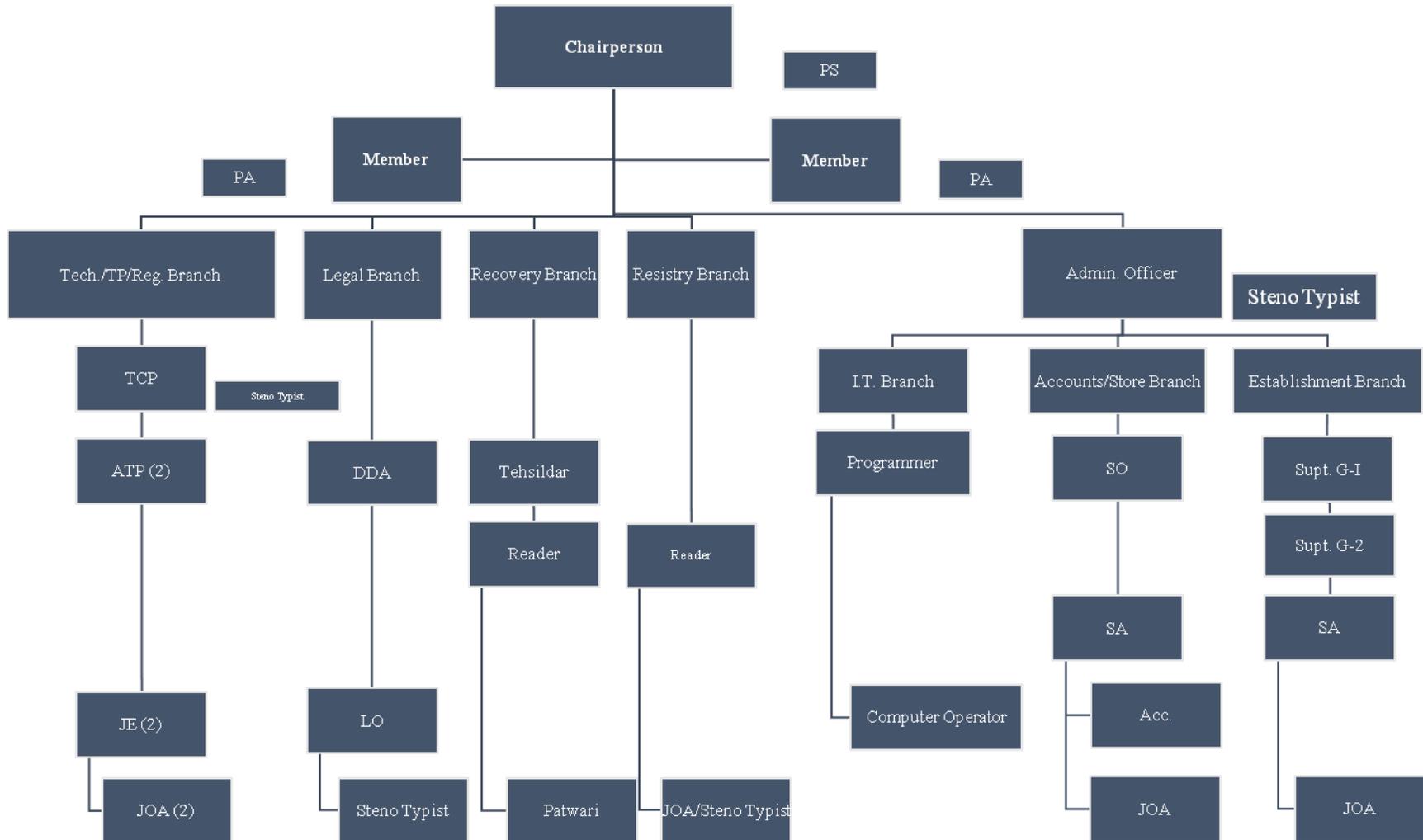
The Adjudicating Officer has not demitted the office during 01-04-2024 to 31-03-2025.

(v) Details of Appellate Tribunal

- (a) The Government of Himachal Pradesh invoking provisions of sub-section (4) of Section 43 of the Real Estate (Regulation and Development) Act, 2016 took up the matter with the Government of Haryana, Town and Country Planning Department to authorize the Hon'ble Haryana Real Estate Appellate Tribunal, Karnal to hear appeals made against the directions or decisions or order of the Himachal Pradesh Real Estate Regulatory Authority, Shimla and the Adjudicating Officer.
- (b) The Government of Haryana *vide* Notification No. 1/92/2017-1 TCP dated 29-09-2020 has conferred jurisdiction upon the Hon'ble Haryana Real Estate Appellate Tribunal, Karnal to hear appeals preferred against the directions or decisions or orders of the Himachal Pradesh Real Estate Regulatory Authority, Himachal Pradesh.
- (c) The Government of Himachal Pradesh in exercise of the powers vested under sub-section-4 of Section 43 of the Real Estate (Regulation and Development) Act, 2016 confer the power and jurisdiction upon the Hon'ble Haryana Real Estate Appellate Tribunal, Karnal, to hear appeals preferred against the directions or decisions or orders of the Himachal Pradesh Real Estate Regulatory, Himachal Pradesh and the Adjudicating Officer, under the Act *ibid vide* Notification No. HSG-A(3)-4/2019 dated 08-10-2020.
- (d) Presently, Officer of the Hon'ble Haryana Real Estate Appellate Tribunal Karnal is located at SCO No. 50 & 51, 4th Floor, Sector 17-A Chandigarh (Union Territory).

(vi) Organizational Structure:

The Organizational Structure of the Himachal Pradesh Real Estate Regulatory Authority is at TABLE NO. 11



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

TABLE NO. 12

**Category wise sanctioned strength & vacancy position as on 31-03-2025 in
H.P. RERA, Shimla**

Sr. No.	Designation	Class	No. of sanctioned posts	Posts filled up	Posts vacant	Mode of appointment/ engagement	Year of appointment
1.	Registrar/ Administrative Officer	II	1	1	-	Re-employment Additional Charge	8-10-2021
2.	Town Planner	I	1	1	-	Re-employment	8-10-2021
3.	Asstt. Town Planner	I	2	2	-	Re-employment outsource basis	01-06-2021 07-09-2022
4.	Private Secretary	I	1	1	-	Re-employment	01-03-2024
5.	Deputy District Attorney	1	1	1	-	On secondment basis	03-07-2021
6.	Superintendent Gr-I	I	1	1	-	Re-employment	07-01-2020
7.	Programmer	1	1	1	-	On Secondment basis	01-01-2020
8.	Tehsildar	1	1	-	1	Nil	-
9.	Asstt. Controller (F&A)	I	1	1	-	Holding additional Charge	01-04-2024
10.	Reader	I	1	1	-	Re-employment	7-3-2020
11.	Law Officer	II	1	1	-	Outsource basis	28-12-2021
12.	Superintendent Gr-II	II	1	1	-	Re-employment	16-06-2023
13.	Personal Assistant	II	2	2	-	Re-employment	22-08-2022
14.	Junior Engineer	III	2	1	1	Outsource basis	01-06-2023
15.	Accountant	III	1	1	-	Outsource basis	23-06-2020
16.	Senior Assistant	-	2	-	2	-Nil-	-
17.	Computer Operator	III	1	1	-	Developer (IT) NICS I outsource	01-01-2020
18.	Patwari	III	1	-	1	-Nil-	-
19.	Junior Office Assistant.	III	5	5	-	Outsource basis	17-3-2020

Sr. No.	Designation	Class	No. of sanctioned posts	Posts filled up	Posts vacant	Mode of appointment/ engagement	Year of appointment
20.	Steno Typist	III	4	3	1	On contract basis	2-1-2023, 4-1-2023 5-1-2023
21.	Driver	III	5	5	-	On Secondment (1)	28-05-2020
						Regular(2)	01-01-2022 01-01-2022
						Re-employment (1)	Upto 17-03-2025
						Outsource basis (1)	01-07-2024
22.	Peon	IV	7	6	-	On Secondment	Upto 31-01-25
						Out source basis	17-02-2020 & 27-08-2021
23.	Sweeper	IV	2	2	-	Outsource basis	23-11-2023
	Total..		43	37	6	-	-

O. EXPERTS AND CONSULTANTS ENGAGED:

Neither any expert nor consultant was appointed/engaged nor did any demit the office during 01-04-2024 to 31-03-2025.

P. EMPLOYEE WELFARE MEASURES, IF ANY, BEYOND THE REGULAR TERMS AND CONDITIONS OF EMPLOYMENT, UNDERTAKEN BY THE AUTHORITY.

No such measures were undertaken during 01-04-2024 to 31-03-2025.

Q. BUDGET AND ACCOUNTS:

- (i) Budget estimates and revised estimates, under broad categories;
- (ii) Receipt under broad categories in the Real Estate Regulatory Fund established under sub-section (1) of Section 7.

TABLE NO. 13

RECEIPTS (upto 31-03-2025)

Sr. No.	Description	Amount Rupees
1.	Grant –in-Aid-41 (Salary)	2,84,83,660
2.	Grant-in-Aid-42 (Non Salary)	73,49,731
3.	Interest	16,41,824
4.	Other Income (including registration fee and penalty etc.)	5,28,58,025
	Total	9,03,33,240

- (iii) Actual expenditure under broad categories

TABLE NO. 14

EXPENDITURE (upto 31-03-2025)

Sr. No.	Description	Amount Rupees
1.	Grant-in-Aid-41(Salary)	2,03,35,563
2.	Grant-in-Aid-42 (Non Salary)	78,39,257
3.	Other Expenditure	1,83,24,477
	Total	4,64,99,297

(iv) Balance available in the Real Estate Regulatory Fund under Section 75

TABLE NO. 15

**BALANCE
(upto 31-03-2025)**

Sr. No.	Description	Amount Rupees
1.	Grant-in-Aid-41 (Salary)	76,58,571
2.	Grant-in-Aid-42 (Non Salary)	NIL
3.	Interest	16,41,824
4.	Other Income	3,45,33,548
	Total	4,38,33,943

Any other Information

Note:

1. In view of the above receipt under GIA-Salary and GIA-Non-Salary, it is informed that during the previous financial year *i.e.* 2024-25, a sum of Rs. 1,67,24,000/- was received under GIA-41(Salary) from the Government of Himachal Pradesh. However, no funds were received under GIA-42(Non-Salary). Accordingly, the receipts shown under the salary and Non-Salary Heads, inclusive of the previous year's balance and the amount recouped from the RERA Fund Account, are detailed below:

The excess expenditure was met through recoupment from the RERA Fund Account-amounting to Rs. 30,00,000/- under the Salary head and Rs. 40,00,000/- under the Non-Salary Head. Additionally, balance funds were utilized to the extent of Rs. 87,59,660/- under the Salary head and Rs.33,49,731/- under the Non-Salary head. The excess expenditure Rs. 4,89,526/- under the Non-Salary head was also partially met by adjusting from the receipts under the Salary head.

2. Further, a penalty amounting to Rs. 57,50,000/- in respect of QPR and APR violations by various agents, promoters and other defaulters has been deposited under Government Head No. 0216-01-105-01.

R. INTERNATIONAL CO-OPERATION:

No such international co-operation was undertaken during 01-04-2024 to 31-03-2025.

S. CAPACITY BUILDING:

A brief narrative capacity building initiative undertaken including-

- (i) **Number of employees (category wise and grade wise) trained in house with details of such programmes like content, duration and faculty;**
- (ii) **Number of employees (category wise and grade wise) trained by outside institutions (separately within India and outside India) with details of names of Institutions and duration also to specify whether training was under internship exchange program, fellowships study leave, special arrangements with foreign Universities/Institutions;**

(iii) Expenditure of capacity building initiatives:

No such capacity building initiatives were undertaken during 01-04-2024 to 31-03-2025.

T. ONGOING PROGRAMMES:

Brief narrative of ongoing programmes.

In on-going programmes, the HPRERA is registering Real Estate Projects and Real Estate Agents Online. The Periodical Progress Reports of Real Estate Projects are being filed and monitored online and the Quarterly Progress Reports of the Real Estate Agents will be monitored online from the next financial year HP RERA is also disposing of the complaints filed by the Allottees against the Promoters in accordance with the provisions as enshrined the Real Estate (Regulation and Development) Act, 2016 and Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017 this Authority is also hearing & disposal of the execution petitions filed by decree holder against the judgment debtor on the enforcement of order passed by HP RERA and the Regulations made thereunder.

U. RIGHT TO INFORMATION:

A brief narrative of:

(i) Number of applications filed under Right to Information Act, 2005 from 01-04-2024 to 31-03-2025:

No. of applications received by the PIO		No. of application for which reply provided by the PIO	No. of applications with PIO
55		47	8*

*Out of above 8 applications, 3 applications are with PIO and 5 applications pending for want of non-receipt of additional fee.

(ii) Number of Appeals filed under Right to Information (RTI):

No. of appeals received by the PIO	No. of appeals for which reply provided by the PIO	No. of appeals with PIO
04	04	NIL

Pendency =NIL

- (i) Number of appeal filed before the first Appellate Authority Against the order of PIO=04
- (ii) Number of appeals which have been disposed of by first Appellate Authority=04
- (iii) Number of appeals pending with the first Appellate Authority=NIL
- (iv) Number of application/appeals not disposed of and the stipulated time frame=NIL

Member

Chairperson

Member

