

REAL ESTATE REGULATORY AUTHORITY HIMACHAL PRADESH



ANNUAL REPORT (2021-22)



**HOUSING DEPARTMENT
GOVERNMENT OF HIMACHAL PRADESH SHIMLA**



Dr. Shrikant Baldi, Chairman



Sh. B.C. Badalia, Member



Sh. Rajeev Verma, Member

REAL ESTATE REGULATORY AUTHORITY HIMACHAL PRADESH SHIMLA

ANNUAL REPORT

A. INTRODUCTION:

(i) Chairperson's Statement:

The Himachal Pradesh Real Estate Regulatory Authority (HP RERA) has started its functioning with effect from 01.01.2020. This annual report has been prepared describing all the activities and programmes undertaken by the Authority in the Financial Year 2021-22, in compliance of Section 78 of the Real Estate (Regulation and Development) Act, 2016 (Act No 16 of 2016) read with Rule 33 of the Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017.

(ii) Objectives:

The main objective of the HP, RERA 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 consumers/ home buyers in the State of Himachal Pradesh. The other objective is to establish an adjudicating mechanism for speedy dispute redressal and for matters connected therewith or incidental 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.

(iii) Important Achievements:

- (a) For the financial year 2021-22, 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 plot, apartment 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 nos. of Real Estate Projects and 39 nos. of Real Estate Agents were registered by the Himachal Pradesh Town and Country Planning Department. After 01-01-20 to 31-03-2021, this Authority has registered 32 nos. Real Estate Projects and 40 Real Estate Agents, thus increasing the total figure of

registered Real Estate Projects from 44 nos. to 76 nos. and that of Real Estate Agents 39 nos. to 79 nos.

- (c) During the financial year 2021-2022 i.e. 01-04-21 and up to 31-03-22 this Authority has registered additional 26 nos. Real Estate Projects and 35 nos. Real estate Agents. The total figure of registered Real Estate Projects has increased from 76 nos. to 102 nos. and that of Real estate Agents from 79 nos. to 114 nos.
- (d) RERA H.P., has developed and launched a Citizen Centric and User Friendly Web Portal designed and developed by National Informatics Center (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 in Real Estate Buyers.
- (e) This Authority encourages the Promoters for submission of periodical Progress Reports including Quarterly Progress Reports and Annual Progress Reports online. Due to COVID -19 pandemic no physical meetings or workshops/seminars could be conducted, however, they have been sensitized through WebEx meetings held with the Promoters / representatives on 06-09-21, 07-09-21 & 16.11.2021 and the Authority has got good response for completing all essential requirements for submission of the above-mentioned Reports.

(iv) The Year in Review:

TABLE NO. 1

a.	Landmark Decision	<p>(i) RERA H.P., has developed a Citizen Centric User Friendly Web Portal designed and developed by National Informatics Center (NIC) H.P., with the active guidance and support of Omidyar Network and Praxis Global Alliance, since the primary objective of RERA is to bring transparency, timely delivery of Real Estate Projects and generate faith and confidence in Real Estate Buyers.</p> <p>(ii) Engagement of Staff and arrangements of office logistics and infrastructure etc.</p>
b.	Legislative Work	<p>(i) Preparation, notification and publication of amendment in Rules 3,4,6,14,20,23,25,26,28,30,32 of the Himachal Pradesh Real Estate (Regulation and Development) Rules, 2017 in the Official Gazette of Himachal Pradesh.</p>

		<p>(ii) Preparation, notification and publication of amendment in the HP Real Estate Regulatory Authority (Periodical Progress Reports) Regulation no. 2 of 2020 vide amendment dated 13th September, 2021</p> <p>Preparation, notification and publication of amendment in the HP Real Estate Regulatory Authority (Periodical Progress Reports) Regulation no. 4 of 2020 vide amendment dated 16th September, 2021</p> <p>(iii) Registration of Real Estate Projects.</p> <p>(iv) Registration of Real Estate Agents.</p> <p>(v) Enquires/Hearings/Site Inspections conducted in complaint cases.</p>
c.	Outreach Programme	<p>(i) WebEx meetings with Promoters and meetings of All India Forum of Real Estate Regulatory Authorities (AIFORERA).</p> <p>(ii) RERA H.P., has developed a Citizen Centric User Friendly Web Portal designed and developed by National Informatics Center (NIC) H.P., with the active guidance and support of Omidyar Network and Praxis Global Alliance, since the primary objective of RERA is to bring transparency, timely delivery of Real Estate Projects and generate faith and confidence in Real Estate Buyers.</p>

Some of the glimpses of Inauguration of new H.P. RERA Web portal on 07/01/2022 by Sh. Suresh Bhardwaj, Hon'ble Minister (Housing, UD & TCP).



(vi) Capacity Building:

During the current financial year WebEx meetings were held with the Promoters on 06-09-21, 07-09-21 & 16.11.2021. Doubts of Promoters in uploading their Real Estate Projects on Web portal of this Authority as well as filing of Periodical Progress Reports were cleared to their satisfaction.

Round Table Conference was held on 11-02-22 with Chairpersons of other RERA(s), promoter(s) and consultant of Omidyar Network and Praxis Global Alliance on release of white paper on new RERA Citizen Centric and Friendly Web Portal.

(vi) International Engagements:

- (a) There were no international engagements between 01.04.2021 to 31.03.2022 due to COVID-19 pandemic.
- (b) However, there is active online participation with the All India Forum of Real Estate Regulatory Authorities (AIFORERA) by the Chairperson, Members and senior officers of the Himachal Pradesh Real Estate Regulatory Authority. The Webinars were attended on 06-08-21,06-09-21,29-10-21.10-12-21 and 21-01-22 and interaction regarding issues related to opportunities and challenges were discussed.

(vii) Impact On:

(a) Allottees:

There is an excellent beneficial impact on the allottees. This Authority is facilitating the allottees/home buyers. In order to address their complaints/grievances, 40 nos. of persons have filed their complaints with this Authority during 01.04.2021 to 31.03.2022. Thus, the total complaints filed with this Authority are 62 nos. Whereas 27 nos. complaints have been disposed of during w.e.f. 01.04.2021 to 31.03.2022 and the hearings in the remaining 35 nos. of 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 issues 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 Project(s) 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 26 nos. of Real Estate Projects during the year. Thus till 31-03-2022 total registered project with HP, RERA are 102 in number. 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, it has registered a total of 114 nos. of 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.

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

I. IN RELATION TO REAL ESTATE PROJECTS/PROMOTERS

- (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 01.04.2021 to 31.03.2022 including name of the promoters is at **Table-2&Table -3**

TABLE NO. 2

REAL ESTATE PROJECTS REGISTERED FROM 01.04.2021 TO 31.03.2022

Sr. No.	Name of the Project	Name of promoter Sh./ Smt. /Miss/M/s	Address of Promoter	Description of project for which registration has been issued	Fee paid (InRs.)	Registration Number	Date of issue of registration	Date on which registration expires	Date of extension of registration on with of extension
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
1	Glenview Villas Kasauli	Parminder Singh	House No 64,, Sector-17, Panchkula, Haryana (134113)	Development / Construction (Residential & Commercial)	33928.50	RERAHPSOP02210101	20-04-2021	19-04-2028	No Extension
2	Maple Hill Plaza	Sahil Gupta	Sco 382, First Floor, Sector-20, Panchkula, Haryana (134116)	Development / Construction (Residential)	58490.70	RERAHPSHP06180032	03-05-2021	02-11-2022	No Extension
3	Subdivision of Plot No. 1 to 4	Babu Ram	Hotel Pine View, Mythe Estate, Kaithu, Shimla, Himachal Pradesh (171003)	Plotted (Residential)	2118.00	RERAHPSHP05210105	05-06-2021	04-06-2023	No Extension
4	The Forest Chalet	Greatwall Infrastructure Private Limited	Greater Kailash-I, W-128, New Delhi, Delhi (110048)	Development / Construction (Residential)	48181.25	RERAHPSHP10200090	18-06-2021	17-06-2026	No Extension
5	Plots at Poabo	Chetna Singh	RaghuvirBhawan, Kelti, Shimla, Himachal Pradesh (171003)	Plotted (Residential)	3081.68	RERAHPSHP06210108	15-07-2021	14-07-2026	No Extension

Sr. No.	Name of the Project	Name of promoter Sh./ Smt. /Miss/M/s	Address of Promoter	Description of project for which registration has been issued	Fee paid (InRs.)	Registration Number	Date of issue of registration	Date on which registration expires	Date of extension of registration on with of extension
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
6	Housing Colony at Dehra, Distt. Kangra, H.P.	H.P. Housing And Urban Development Authority	Nigam, Vihar, Shimla, Himachal Pradesh (171002)	Plotted + Development / Construction (Residential)	112826.10	RERAHPKAP12200095	26-07-2021	25-07-2031	No Extension
7	Plot at Dochi /Panthaghati	Chet Ram	Village TukunaGlana, P.O Manjhu, The. Arki, Solan, Himachal Pradesh (173208)	Plotted (Residential)	₹ 1234.00	RERAHPSHP06210109	24-08-2021	23-11-2024	No Extension
8	Nishi (Subdivision of Land)	Dinesh Parashar&Smt - Nishi	Housing board colony, Phase -I Sitalpur, Solan, Himachal Pradesh (173205)	Plotted (Residential)	₹ 8654.64	RERAHPSOP05210106	24-08-2021	23-08-2024	No Extension
9	Rama Housing	Manish Kumar	283/6 Slabkot, Sundernagar, Mandi, Himachal Pradesh (175018)	Plotted (Residential)	₹ 2331.36	RERAHPMAP04210104	26-08-2021	25-08-2024	No Extension
10	Rijul Jain	Rijul Jain	Village Dharpur, P.O Baddi, Solan, Himachal Pradesh (173205)	Plotted (Residential & Commercial)	₹ 20778.16	RERAHPSOP08200083	07-10-2021	06-02-2027	No Extension
11	Shiv Apartments	NareshChauhan	Anandam Villa, Sunny Meadows, NavBahar, Shimla, Himachal Pradesh (171002)	Development / Construction (Residential)	₹ 1360.00	RERAHPSHP06210107	07-10-2021	06-10-2024	No Extension
12	Carnation Hills	R.K.N. Infratech Private Limited	Flat No-12, Sector D, Pocket 6, Ganga Block 6, VasantKunj, Mahrauli, South Delhi, Delhi (110070)	Development / Construction (Residential)	₹ 21209.00	RERAHPSOP09210119	27-10-2021	26-10-2026	No Extension
13	Ziba Valley	Smt. Krishna Devi	MohalNado, Oachghat, Solan, Himachal Pradesh (173223)	Development / Construction (Residential)	₹ 76888.65	RERAHPSOP01200070	27-10-2021	26-10-2031	No Extension

Sr. No.	Name of the Project	Name of promoter Sh./ Smt. /Miss/M/s	Address of Promoter	Description of project for which registration has been issued	Fee paid (InRs.)	Registration Number	Date of issue of registration	Date on which registration expires	Date of extension of registration on with of extension
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
14	plot sub division	ShVinod Kumar	C/O L R SociatesSanjauli, Sanjauli, Shimla, Himachal Pradesh (171006)	Plotted (Residential)	₹ 1314.00	RERAHPSHP10210124	27-11-2021	26-11-2026	No Extension
15	APAS Valley Homes	Rwv Estate Private Limited	W/o Rajeev Malik, AnandVihar, H-11 AnandVihar Jail Road, South West Delhi, Delhi (110064)	Development / Construction (Residential & Commercial)	₹ 4724.00	RERAHPSHP10210126	08-12-2021	07-12-2028	No Extension
16	Springdale Resort & Villas Pvt.Ltd.	Springdale Resorts & Villas Private Limited	Sector 10 A, House No 292, Sector-10 A, Chandigarh, Chandigarh (160011)	Plotted (Residential)	418140.00	RERAHPSOP09210121	23-12-2021	22-12-2031	No Extension
17	Sub-Division of Land Sh. Anil Vashisht& Others	Anil Kumar Vashisht& Others	Luxmi Motor, Nangal Road, Una, Himachal Pradesh (174303)	Plotted + Development / Construction (Residential)	39703.76	RERAHPHAP08210116	28-12-2021	27-12-2026	No Extension
18	Smt. Anju& Smt. Raj Rani	Smt. Anju&Smt.Raj Rani	Village Kotla, Teh. Baddi ,Distt. Solan, Himachal Pradesh (173205)	Plotted (Residential)	7802.94	RERAHPSOP03210103	28-12-2021	27-12-2026	No Extension

Sr. No.	Name of the Project	Name of promoter Sh./ Smt. /Miss/M/s	Address of Promoter	Description of project for which registration has been issued	Fee paid (InRs.)	Registration Number	Date of issue of registration	Date on which registration expires	Date of extension of registration on with of extension
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
19	Subdivision of plot of Sh. Sunilkumar	Sunil Kumar Shandil	Kasumpti, R/O Village Mehli P. O. Kasumpti, Shimla, Himachal Pradesh (171009)	Plotted (Residential)	₹ 4028.00	RERAHPHP11210128	28-12-2021	27-12-2023	No Extension
20	Urban Greens	Ms Urban Greens	C/o Solutions, Near Grand Plaza Shopping Complex, Palampur, Kangra, Himachal Pradesh (176061)	Plotted + Development / Construction (Residential & Commercial)	₹ 256884.00	RERAHPKAP08210115	01-01-2022	31-12-2026	No Extension
21	Hirda Enclave	Ranjan Sharma, Deepak Mohan	S/O Madan Mohan Village Dhelu, Joginder Nagar. -Distt- Mandi. H.P., Mandi, Himachal Pradesh (175015)	Plotted (Residential)	₹ 19841.56	RERAHPMAP08210114	01-01-2022	30-11-2027	No Extension
22	Plot Division	HariKrishan, Guddi Devi (Savitri)	Badagoan, Village Badagoan, Shimla, Shimla, Himachal Pradesh (171009)	Plotted (Residential)	₹ 2698.00	RERAHPHP09210118	03-01-2022	02-01-2024	No Extension
23	Surya Builders	Surya Builders	Surya Funcity Park, Daffarpur, DeraBassi, Patiala, Punjab (160104)	Development / Construction (Residential)	₹ 18305.00	RERAHP SOP09210117	06-01-2022	05-01-2032	No Extension

24	Mashobra Hills	M/S Rajdeep And Company Infrastructure Pvt.Ltd. Through Sh. Rajdeep Sharma(Md) And Krishan Chand Zinta	Rajdeep and Company Infrastructure Pvt. Ltd., H NO 2694, Sector 22 C, Chandigarh – 160022.	Development / Construction (Residential)	₹ 34166.55	RERAHPSHP11210127	04-03-2022	04-03-2027	No Extension
25	The Whispering Pines	SsrnInfraconLlp	Village KheelJasli, PO Kumarhatti, Tehsil Kasauli,, Solan, Himachal Pradesh (173229)	Development / Construction (Residential)	₹ 154876.00	PRO0220220001	19-03-2022	19-03-2025	No Extension
26	Verma Plots	Smt. KamleshVerma ,Sh. NishantVerma, Sh. Sher Singh	W/O Rup Singh, Ward No. 1, Near Laxmi Bazar, P.O. Jogindernagar ,Teh. Jogindernagar, Mandi, Himachal Pradesh (175015)	Plotted (Residential)	₹ 2093.84	RERAHPMAP06210111	23-03-2022	23-03-2023	No Extension

TABLE NO. 3

REAL ESTATE AGENTS REGISTERED FROM 01.04.2021 TO 31.03.2022

Sr. No	Name of Real Estate Agent Sh./Smt./Miss/M/s	Address of Real Estate Agent	Registration Fee Paid Rupees	Registration No.	Date of issue of Registration Certificate	Date on which Registration Certificate expires	Date and period of renewal of Registration Certificate	Remarks
1.	2.	3.	4.	5.	6.	7.	8.	9.
1	DheerajVerma	Kasumpti, Shimla(171009)	5,000	<u>RERAHPSHA03210096</u>	06.04.2021	06.04.2026	No Renewal	-
2	ManojBabu	Village Bamnol, Solan(173209)	5,000	<u>RERAHPSOA03210095</u>	06.04.2021	06.04.2026	No Renewal	
3	Ram Lal	Village Chachoga, Kangra (175131)	5,000	<u>RERAHPKUA03210098</u>	16.04.2021	16.04.2026	No Renewal	-
4	Vikrant Sood	House No 3 Lakkar Bazar Shimla ChetanParkash& Sons, Shimla (171001)	5,000	<u>RERAHPSHA10200076</u>	14.05.2021	14.05.2026	No Renewal	-
5	PardeepSoni	VPO Tang Tehsil Dharamshala ,Kangra (176052)	5,000	<u>RERAHPKAA09200071</u>	16.06.2021	16.06.2026	No Renewal	-
6	Propertyxpo Services Private Limited	Omaxe Commercial Apartment, Solan (173205)	20,000	<u>RERAHPSOA04210099</u>	18.06.2021	18.06.2021	No Renewal	-
7	Sunil Kumar	Kasauli, Solan(173204)	5,000	<u>RERAHPSOA01210090</u>	18.06.2021	18.06.2026	No Renewal	-
8	Dharmendra Kumar	Ward No, Solan(173204)	5,000	<u>RERAHPSOA06210105</u>	03.07.2021	03.07.2026	No Renewal	-

Sr. No	Name of Real Estate Agent Sh./Smt./Miss/M/s	Address of Real Estate Agent	Registration Fee Paid Rupees	Registration No.	Date of issue of Registration Certificate	Date on which Registration Certificate expires	Date and period of renewal of Registration Certificate	Remarks
1.	2.	3.	4.	5.	6.	7.	8.	9.
9	HarbansMahajan Real Estate Consultants Pvt.Ltd.	Vill. TikaAima, Kangra (176061)	20,000	<u>RERAHPKAA06210102</u>	03.07.2021	03.07.2026	No Renewal	-
10	Gurpreet Singh	Village JuddiKalan, Solan (173205)	5,000	<u>RERAHPSOA06210108</u>	03.07.2021	03.07.2026	No Renewal	-
11	Manoj Kumar Sharma	SCO-5 Omaxe Commercial Complex, Solan(173205)	5,000	<u>RERAHPSOA05210100</u>	29.07.2021	29.07.2026	No Renewal	-
12	Ranjeet Kumar	HarkarKothi Shimla (171001)	5,000	<u>RERAHPSHA06210103</u>	29.07.2021	29.07.2026	No Renewal	-
13	AshwaniKhanna	RundanGoron, Solan (173229)	5,000	<u>RERAHPSOA06210109</u>	29.07.2021	29.07.2026	No Renewal	-
14	Gulshan Nanda	Village Rani Ki Bai, Mandi (175001)	5,000	<u>RERAHPMMAA07210112</u>	29.07.2021	29.07.2026	No Renewal	-
15	Jasmeet Singh Budhiraja	Flat No. Kachnar-B 509, Solan (173205)	5,000	<u>RERAHPSOA07210113</u>	14.08.2021	14.08.2026	No Renewal	-
16	VisharadSood	Ward No. Palampur (T) Tehsil Palampur, District Kangra, (176061)	5,000	<u>RERAHPKAAA06210106</u>	19.08.2021	19.08.2026	No Renewal	-
17	Ashok Kumar	Baddi, Solan (173205)	5,000	<u>RERAHPSOA06210110</u>	19.08.2021	19.08.2021	No Renewal	-

Sr. No	Name of Real Estate Agent Sh./Smt./Miss/M/s	Address of Real Estate Agent	Registration Fee Paid Rupees	Registration No.	Date of issue of Registration Certificate	Date on which Registration Certificate expires	Date and period of renewal of Registration Certificate	Remarks
1.	2.	3.	4.	5.	6.	7.	8.	9.
18	RajnishDutta	VPO Sidhbari, VPO Kangra (176057)	5,000	<u>RERAHPKAA08210118</u>	19.08.2021	19.08.2021	No Renewal	-
19	Exp Global India Private Limited	Village Dhoulpur, Kangra (176058)	20,000	<u>RERAHPKAA07210115</u>	24.08.2021	24.08.2026	No Renewal	-
20	SeemaChauhan	Village Bala, PO Kuthar, Shimla (171226)	5,000	<u>RERAHPSHA12200085</u>	24.08.2021	24.08.2026	No Renewal	-
21	Sansar Chand	Ward Number6, Kangra (176215)	5,000	<u>RERAHPKAA01210092</u>	24.08.2021	24.08.2026	No Renewal	-
22	Raman Singh Jamwal	New Shimla, Shimla (171009)	5,000	<u>RERAHPSHA07210111</u>	24.08.2021	24.08.2026	No Renewal	-
23	Savills Property Services (India) Private Limited	Ghoomakad A Nomad OPC Pvt. Ltd., VPO Rakkar, Kangra(176057)	20,000	<u>RERAHPKAA06210107</u>	25.09.2021	25.09.2026	No Renewal	-
24	Krishna Devi	New Shimla, (171009)	5,000	<u>RERAHPSHA09210119</u>	25.09.2021	25.09.2026	No Renewal	-
25	Sanjay	Ward No5 VPOKotlaKalan,Una(174303)	5,000P	<u>RERAHPUNA09210120</u>	07.10.2021	07.10.2026	No Renewal	-
26	Rajesh Thakur	Nadho (103),Solan (1732209)	5,000	<u>RERAHPSOA10210121</u>	27.11.2021	27.11.2026	No Renewal	-

Sr. No	Name of Real Estate Agent Sh./Smt./Miss/M/s	Address of Real Estate Agent	Registration Fee Paid Rupees	Registration No.	Date of issue of Registration Certificate	Date on which Registration Certificate expires	Date and period of renewal of Registration Certificate	Remarks
1.	2.	3.	4.	5.	6.	7.	8.	9.
27	Karan Singh Sisodia	Sanjauli Ward No 18, Shimla (171006)	5,000	<u>RERAHPSHA11210122</u>	13.12.2021	13.12.2026	No Renewal	-
28	Niji,	Village - Sai, Post Office - Alampur, Ward No - 3, Kangra, Himachal Pradesh (176082)	5,000	<u>RERAHPKAA12210124</u>	06.01.2022	06.01.2027	No Renewal	-
29	KanishkKaushik	Lamnouta, Chamba (1763309)	5,000	<u>HPRERAGHA2022001/A</u>	21.01.2022	21.01.2027	No Renewal	-
30	Jadish Chand	Village Jharang ward 12, PO Manali, Teh. Manali, Kullu, Himachal Pradesh (175131)	5,000	<u>HPRERAKUL2022001/A</u>	27.01.2022	27.01.2027	No Renewal	-
31	Naveen Kumar	Vijay Ram house, Ram Nagar near Laxmi Narayan Mandir Ram Nagar Shimla, Shimla, Himachal Pradesh (171004)	5,000	<u>HPRERAKUL2022002/A</u>	09.02.2022	09.02.2027	No Renewal	-
32	Vinay Kumar	Vijay Ram house, Ram Nagar near Laxmi Narayan Mandir Ram Nagar Shimla, Shimla, Himachal Pradesh (171004)	5,000	<u>HPRERASHI2022001/A</u>	09.02.2022	09.02.2027	No Renewal	-

Sr. No	Name of Real Estate Agent Sh./Smt./Miss/M/s	Address of Real Estate Agent	Registration Fee Paid Rupees	Registration No.	Date of issue of Registration Certificate	Date on which Registration Certificate expires	Date and period of renewal of Registration Certificate	Remarks
1.	2.	3.	4.	5.	6.	7.	8.	9.
33	Rajinder Kumar	Joshi Bhawan, below Hari Nand colony, lower Khalini, Bhagwati Nagar, p.o.Rajhana, Shimla, Himachal Pradesh (171009)	5,000	<u>HPRERASHI2022003/A</u>	08.03.2022	08.03.2027	No Renewal	-
34	VirenderBansal	Virender Bansal S/o Krishanchand, Baba, Haripur road Village DamuwalaPO Barotiwala, Solan, Himachal Pradesh (174103)	5,000	<u>HPRERASOL2022004/A</u>	19.03.2022	19.03.2027	No Renewal	-
35	PremLata	VPO Jhajha, Tehsil - Kandaghat, Solan, Himachal Pradesh (173217)	5,000	<u>HPRERASOL2022005/A</u>	23.03.2022	23.03.2027	No Renewal	-

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	22	40	27

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	1	2	1

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.	(i) The Promoter have been directed to submit Periodical Progress Reports including the Quarterly Progress Reports	(i) Quarterly Progress Report is being submitted by the promoter regularly though, still there are minor deficiencies. Therefore, WebEx meeting were held with the Promoters on 06-09-21, 07-09-21 & 16.11.2021 and they were guided/sensitised how to remove the minor deficiencies.	Through WebEx meetings, Promoters and 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.

Sr. No.	Survey conducted during the year with details	Observation of Authority	Remedial steps taken
	(ii) 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	<p>ii) The action is being taken against the defaulter promoter for non-submission of QPR,s in time</p> <p>(iii) During the current financial year theQuarterly Progress Reportof the Real Estate agents are being monitored regularly. To remove their doubts WebEx meeting was held with the agents on 07-09-21.</p>	

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 7, 7 (A)&7(B):

TABLE NO. 7

Sr. No.	Subject	Steps taken	Results achieved
1	2	3	4
1.	Regarding Submission/filing 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/ are submitting the Periodical Progress Reports. For remaining promoters process for imposition of penalty and attaching the property is in progress.
2.	Non-compliance of the provisions of the Act, Rules and Regulations by the promoters.	Penalty imposed upon the promoters.	A sum of Rs. 7,96,000/- has been deposited by the defaulter Promoters.

**Detail of Imposition of penalty for non-submission of periodical progress Reports
on Promoters of Real Estate Projects(01.04.2021 to 31.03.2022)**

Table -7(A)

Sr. No.	Name of Promoter and Project	Details of directions issued by Authority	Penalty amount (in Rs.)	Whether paid.
1.	New Town Baddi	16.03.2021.	25,000/-	Yes
2.	Himachal One	03.05.2021.	50,000/-	Yes
3.	KasauliParaiso	28.08.2021.	25,000/-	Yes
4.	Amravati Apartments, Sai Road, Baddi	24.08.2021	50,000/-	Penalty was imposed for non-submission of QPR. Penalty has been waived off as per Minutes of the 24th Meeting of this Authority as the Promoter has submitted requisite QPR
5.	Amravati Hills, MouzaLavikhurd, Distt. Solan	24.08.2021	50,000/-	-do-
6.	Himland Executive Residences	24.08.2021	50,000	No Property of Project is attached for repeated noncompliance of the Orders
7.	New Town Baddi	24.08.2021	50,000	No Property of Project is attached for repeated noncompliance of the Orders
8.	Space9	24.08.2021	50,000	Penalty was imposed for non-submission of QPR. Penalty has been waived off as per Minutes of the 24th Meeting of this Authority as the Promoter has submitted requisite QPR

Sr. No.	Name of Promoter and Project	Details of directions issued by Authority	Penalty amount (in Rs.)	Whether paid.
9.	Villa Round Retreat	24.08.2021	50,000	-do-
10.	Durga Enclave	24.08.2021	50,000	-do-
11.	Sub-Division of Land Sh. Dinesh Parashar	24.08.2021	25,000	-do-
12.	To be decided	24.08.2021	25,000	-do-
13.	Amila Hills	28.08.2021	50,000.	-do-
14.	Amoha Residences	28.08.2021	25,000	-do-
15.	Amravati Apartments, Sai Road, Baddi	28.08.2021	50,000.	-do-
16.	Amravati Hills, MouzaLavikhurd, Distt. Solan	28.08.2021	50,000	-do-
17.	Amravati Valley	28.08.2021	50,000	-do-
18.	Cedar Villas Housing Complex	28.08.2021	25,000	-do-
19.	Himachal One	28.08.2021	50,000	-do-
20.	Himland Executive Residences	28.08.2021	50,000	No Property of Project is attached for repeated noncompliance of the Orders passed by this Authority
21.	Kaisville Country Homes	28.08.2021	50,000	Penalty was imposed for non-submission of QPR. Penalty has been waived off as per Minutes of the 24th Meeting of this Authority as the Promoter has submitted requisite QPR
22.	Myst Project	28.08.2021	50,000	-do-
23.	New Town Baddi	28.08.2021	50,000	No Property of Project is attached for repeated noncompliance of the Orders passed by this Authority)

Sr. No.	Name of Promoter and Project	Details of directions issued by Authority	Penalty amount (in Rs.)	Whether paid.
24.	Sai Associates	28.08.2021	50,000	No Property of Project is attached for repeated noncompliance of the Orders passed by this Authority)
25.	Samatara	28.08.2021	25,000	Penalty was imposed for non-submission of QPR. Penalty has been waived off as per Minutes of the 24th Meeting of this Authority as the Promoter has submitted requisite QPR
26.	Scenic View Residency	28.08.2021	25,000	-do-
27.	ShikharJi Complex	28.08.2021	50,000	-do-
28.	Space9	28.08.2021	50,000	-do-
29.	Villa Round Retreat	28.08.2021	50,000	-do-
30.	Durga Enclave	28.08.2021	50,000	-do-
31.	Sub-Division of Land Sh. Dinesh Parashar	28.08.2021	25,000	-do-
32.	To be decided	28.08.2021	25,000	-do-
33.	KasauliParaiso	28.08.2021	25,000	-do-
34.	KeshavDuttShridhar	28.08.2021	25,000	No (Property of Project is attached for repeated noncompliance of the Orders passed by this Authority)
35.	MadhusudanSood	28.08.2021	25,000	Penalty was imposed for non-submission of QPR. Penalty has been waived off as per Minutes of the 24th Meeting of this Authority as the Promoter has submitted requisite QPR
36.	Pinewood Chalets	28.08.2021	50,000	-do-
37.	Shimla Royal Residency	28.08.2021	25,000	-do-

Sr. No.	Name of Promoter and Project	Details of directions issued by Authority	Penalty amount (in Rs.)	Whether paid.
38.	Shivam Residency	28.08.2021	50,000	-do-
39.	Amila Hills	15.12.21	50,000	Yes
40.	Himland Executive Residences	15.12.2021	50,000	Penalty was imposed for non-submission of QPR. Penalty has been waived off as per Minutes of the 24th Meeting of this Authority as the Promoter has submitted requisite QPR
41.	KeshavDuttShridhar	15.12.2021	25,000	No Directions were sent to concerned Bank Managers for recovery of penalty from the Bank Accounts of Promoters.
42.	New Town Baddi	15.12.2021	₹ 50,000	No Directions were sent to concerned Bank Managers for recovery of penalty from the Bank Accounts of Promoters.
43.	Sai Associates	15.12.2021	50,000	Yes
44.	Samatara	15.12.2021	25,000	Yes
45.	Shimla Royal Residency	15.12.2021	25,000	Penalty was imposed for non-submission of QPR. Penalty has been waived off as per Minutes of the 24th Meeting of this Authority as the Promoter has submitted requisite QPR
46.	Space9	15.12.2021	50,000	No Directions were sent to concerned Bank Managers for recovery of penalty from the Bank Accounts of Promoters

Sr. No.	Name of Promoter and Project	Details of directions issued by Authority	Penalty amount (in Rs.)	Whether paid.
47.	Sub-Division of Land Sh. Dinesh Parashar	15.12.2021	25,000	Penalty was imposed for non-submission of QPR. Penalty has been waived off as per Minutes of the 24th Meeting of this Authority as the Promoter has submitted requisite QPR
48.	Subdivision of Plot No. 1 to 4	15.12.2021	25,000	Yes
49.	Trikaya Unwind	15.12.2021	25,000	No Directions were sent to concerned Bank Managers for recovery of penalty from the Bank Accounts of Promoters
50.	Uma's Euphoria	15.12.2021	50,000	Promoter was released from Penalty Order.
51.	Durga Enclave	17.03.2022	50,000	Penalty was imposed for non-submission of QPR. Penalty has been waived off as per Minutes of the 24th Meeting of this Authority as the Promoter has submitted requisite QPR
52.	Himland Executive Residences	17.03.2022	50,000	No
53.	New Town Baddi	17.03.2022	50,000	No
54.	Samatara	17.03.2022	50,000	No
55.	Sai Associates	26.10.2021	50,000	No Directions were sent to concerned Bank Managers for recovery of penalty from the Bank Accounts of Promoters.
56.	KeshavDuttShridhar	26.10.2021	25,000	Directions were sent to concerned Bank Managers for recovery of penalty from the Bank Accounts of Promoters

Sr. No.	Name of Promoter and Project	Details of directions issued by Authority	Penalty amount (in Rs.)	Whether paid.
57.	New Town Baddi	18.11.2021	1,00,000	No
58.	Himland Executive Residences	18.11.2021	1,00,000	No

Detail of Imposition of penalty for non-submission of periodical progress Reports by the Real Estate Agents (01-04-21 to 31-03-22)

Table-7(B)

Sr. No.	Name & Address	Registration No	Penalty Amount (In Rs.)	Whether Penalty deposited or not
1	Anil Kumar Sarah, Post Office Sarah Tehsil Dharamshala, Kangra, Himachal Pradesh (176215)	RERAHPKAA09200072	25,000	No, Show cause notices issued
2	Chander Mani Sharma S/o Late Sh. Saran Dass Village- Sairi, P.O. – Majhwar , Tehsil and District, Mandi, Himachal Pradesh -175001.	RERAHPMAA10170005	25,000	-do-
3	Ajay Taneja S/o Sh. Ram ParkashTaneja Village Mandesar, P.O. Malera , Tehsil Kasauli, District Solan, Himachal Pradesh -173206.	RERAHPSOA01210089	25,000	-do-
4	Mukesh Kumar M/s Himalayan Real Estate C/o Himalayan Real Estate, Omaxe Commercial Apartment, Chakkan Road, Shop No.-9, Baddi, Tehsil Baddi, District Solan Himachal Pradesh-173205.	RERAHPCHA12170012	25,000	-do-

Sr. No.	Name & Address	Registration No	Penalty Amount (In Rs.)	Whether Penalty deposited or not
5	MunishGhai M/s Sun Estate And Consultants M/s S/o Sh. SatishChanderGhai Chirag House, AdarshViharSaproon,Solan, Tehsil and District Solan, Himachal Pradesh -173212.	RERAHPSOA01210091	25,000	-do-
6	Ram Bali S/o Sh. Munna Singh 168 188 Phase-1, Ward No. 9, Housing Board Baddi , Tehsil Baddi, District Solan,Himachal Pradesh - 173205.	RERAHPKUA03210098	25,000	-do-
7	Surinder Pal Sharma S/o Manoharlal Sharma, House No. 47 (First Floor i.e.Upper Ground Floor), Meera Enclave, (Behind Park Hospital), Choukhandi DDA Colony New Delhi-110018.	RERAHPSOA08190047	25,000	-do-
8	Amit Kumar M/s Propertyxpo Services Pvt.Ltd., S/o Sh. Amrik Singh Shop No.- 7 First Floor Chakkan Road Baddi, Omaxe Commercial Apartment,TehsilBaddi, District Solan, HP-175131	RERAHPSOA04210099	25,000	-do-
9	Dilbar Khan S/o Sh. Kaka Khan Ward No.-2, Tehsil Baddi , DistrictSolon, Himachal Pradesh-173205.	RERAHPSOA06180025	25,000	-do-
10	Kuldeep Sharma (Revoked) S/o Sh. HomNidhi Sharma Flat No. 201/2, Sunflower Amravati Apartments, Baddi, Tehsil Baddi, District Solan, Himachal Pradesh-173205.	RERAHPSOA01180017	25,000	-do-

Sr. No.	Name & Address	Registration No	Penalty Amount (In Rs.)	Whether Penalty deposited or not
11	Surekha Sharma W/o Sh. ManoharLal Village Luhnu, Post Office Ladda, Tehsil Ghumarwin District Bilaspur, Himachal Pradesh-174026.	RERAHPBIA10200075	25,000	-do-
12	Ram Chand Thakur S/o Sh. Lachmi Ram Thakur Village and Post Office- Panesh, Tehsil and District Shimla, Himachal Pradesh -171011	RERAHPSHA02200059	25,000	-do-
13	YogeshYadav M/s Elite pvt.ltd Sh. YogeshYadav, C/o Mahender Singh Village Mandesar, P.O. Malera, Tehsil Kasauli, District Solan, H.P- 173206.	RERAHPSOA01210088	25,000	-do-
14	Ram Lal S/o Sh. Sunder Singh Chachoga, Tehsil Manali, District Kullu HP-171009	RERAHPKUA03210098	25,000	-do-
15	Vinood Mann C/o Sanjay Patial Village Mandesar, P.O. Malera, Tehsil Kasauli, District Solan. H.P- 173206.	RERAHPSOA02210094	25,000	-do-
16	Gurvinder Singh(Sole Proprietorship Himachal Property (Bazaar)S/o Sh. Desh Raj Village and P.O. - Sarah, Tehsil Dharamshala, DistrictKangra, Himachal Pradesh-176215	RERAHPKAA06200065	25,000	-do-

Sr. No.	Name & Address	Registration No	Penalty Amount (In Rs.)	Whether Penalty deposited or not
17	HarjotBrar M/s Pinewood Aggregators Pvt. Ltd C-35, Dilshant Estate KuftaDhar, Bharari District Shimla, HP- 171001.	RERAHPSHA02200058	25,000	-do-
18	UdayGurung S/o Sh. Tulbir Singh Gurung Dari, P.O. Dari, Tehsil Dharamshala, District Kangra, H.P- 176057.	RERAHPKAA10180030	25,000	-do-
19	Vishal Saini Realty Lab Office, KapilKunj, Kasauli Road, Dharampur, Solan, Himachal Pradesh (173209)	RERAHPSOA12200084	25,000	-do-
20	Ved Beas S/o Sh. ChuniLal , Village Balsari, Post Office Chiyal, Ward No. 9, Tehsil Manali District Kullu, Himachal Pradesh-175131.	RERAHPKUA11190053	25,000	-do-
21	Manish Datt M/s MD Consultancy Sh. Manish Datt, S/o Sh. KailashNaarainDatt MD Consultancy, Kapacity Co-Work, Kapoor Complex, The Mall Road Solan, Tehsil and District Solan, Himachal Pradesh -173212	RERAHPSOA02210093	25,000	-do-
22	Vishal S/o Sh. KrishanLal Kuthman P.O. Bandi, Tehsil Shahpur, District Kangra, H.P- 176209	RERAHPKAA06180022	25,000	-do-
23	DheerajVerma S/o Late Sh.ShyamLalVerma Windor Cottage, Set No.6 Rani Ground District Shimla, HP-171009	RERAHPSHA03210096	25,000	-do-

Sr. No.	Name & Address	Registration No	Penalty Amount (In Rs.)	Whether Penalty deposited or not
24	Vikrant Sood S/o Sh. ChetanParkashSood,House No. 3 Lakkar Bazar Shimla,ChetanParkash& SonsDistrict Shimla, HP-171001.	RERAHPSHA10200076	25,000	-do-
25	Ajay Kumar S/o Sh. Bansari Das , Near RTO Office, BhotaChowk, Tehsil and District Hamirpur,Himachal Pradesh – 177001	RERAHPHAA11190055	25,000	-do-
26	AmitVerma S/o Sh. HarbansLalVermaC/O Jayanti computer System, Near Tara Mata MandirBirta, Tehsil and District Kangra, Himachal Pradesh -176001	RERAHPKAA08200068	25,000	No, Show cause notices issued
27	AnupamBaloria S/o Sh. Kishan Singh, Ward No.6 VPO YolJharer, Tehsil Shahpur, District Kangra,Himachal Pradesh – 176208	RERAHPKAA08190046	25,000	-do-
28	Daljit Pal Singh C/o Sh. Pawan Kumar, Village Bohi, Tehsil and District Mandi, Himachal Pradesh-175052	RERAHPMAA06190042	25,000	-do-
29	Jasbir Singh M/s Divine Himalaya Resorts M/s Divine Himalaya Resorts Sh. Jasbir Singh, S/o Sh. JagdishSingh,Main Bazaar Chail, Village Nagali,TehsilKandaghat, Distt. Solan, HP	RERAHPSOA10190050	25,000	-do-
30	Kamal S/o Sh. Chet Ram Village Dharja,Oachghat, Tehsil and District Solan, Himachal Pradesh -173223	RERAHPSOA08200067	25,000	-do-
31	PardeepSoni S/o Sh. Jodh RajVillage and Post Office Tang, Tehsil Dharamshala,	RERAHPKAA09200071	25,000	-do-

	District Kangra, Himachal Pradesh - 176052.			
Sr. No.	Name & Address	Registration No	Penalty Amount (In Rs.)	Whether Penalty deposited or not
32	Rajwinder Singh S/o Sh. Kashmir Singh Village Kalol, Flat No.104, BTM Apartments, P.O. Kumarhatti, Barog, Tehsil and District Solan, Himachal Pradesh - 173229.	RERAHPSOA11190052	25,000	-do-
33	Rakesh Kumar Lohna, VPO Bundla Tea Estate, Palampur, District Kangra, Himachal Pradesh (176061)	RERAHPKAA09200070	25,000	-do-
34	Ram Karan S/o Sh. Surjeet Ram House No.166, Basanti Bagh Sai Road Baddi, Tehsil Baddi, District Solan, Himachal Pradesh - 173205.	RERAHPSOA12170013	25,000	-do-
35	Ravi Kumar S/o Sh. Kanah Ram Village and Post Office, Jandpur, Tehsil Baijnath, District Kangra, Himachal Pradesh -176081.	RERAHPKAA06180026	25,000	-do-
36	Sandeep Kumar S/o Sh. Mehar Singh Village Chanokhari (Karian) P.O. BhadianKothi, Tehsil and District Chamba, Himachal Pradesh - 176318.	RERAHPCHA05200062	25,000	-do-
37	Vaibhav Gupta S/o Sh. Yogender Kumar Gupta Tapasya, Madhuban Colony Hospital Road Solan, Tehsil and District Solan, H.P-173212.	RERAHPSOA09200073	25,000	-do-
38	Vikram Jeet S/o Late Sh. Bhagwan Dass, Village and P.O. Baijnath, Tehsil Baijnath, District Kangra, H.P-176125.	RERAHPKAA10190048	25,000	-do-

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 COMPENSATIONS 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 there under during the period with effect 01.04.2021 to 31.03.2022 is at **TABLE-8& 8(A)**. No statement on interest and compensations has been ordered by the Adjudicating Officer with effect from 01.04.2021 to 31.03.2022.

Cases decided by the H.P. Real Estate Regulatory Authority w.e.f. 1.04.2021 to 31.03.2022

Table-8

Sr No	Name of the promoter Complainant V/s Respondent	Date of decision	Detail of the directions issued by the Authority/ Adjudicating officer	Penalty Amount	Enhanced penalty amount	Penalty amount deposited by promoter
1.	2.	3.	4.	5.	6.	7.
1.	Sh. Arun Kumar Gupta v/sHIMUDA Shimla	16.04.2021	Registration of project	---	---	--
2.	Sh. Sanjay Gupta V/s HIMUDA Shimla	16.04.2021	-do-	---	--	---
3.	Valley View Flat Owners Association v/sMadhusudanSood, Mashobra	16.04.2021	Regarding handing over of common areas to Association	--	--	--
4.	Sh. Suneet Kumar V/s Chief Fire Officer and another	4.06.2021	Issuance of NOC and completion certificate	--	---	---
5.	Sh. Vijay Kumar Kansalv/s Cluster Hills, Solan	19.07.2021	Refund of advance money paid 1,80,000 with interest	1,00,000	---	Deposited on 24.07.2021
6.	Sh. Amarjeet Singh ChahalV/sSavinder Singh	16.08.2021	Regarding registration of project under RERA-	---	--	Does not cover under RERA hence dismissed

Sr No	Name of the promoter Complainant V/s Respondent	Date of decision	Detail of the directions issued by the Authority/ Adjudicating officer	Penalty Amount	Enhanced penalty amount	Penalty amount deposited by promoter
7.	Sh. Gajraj Singh Saharwat V/s Himland Housing Pvt. Ltd.,	6.9.2021	Regarding refund of Rs. 8,90,000 alongwith interest	After two months Rs. 3,00,000 and thereafter Rs. 5,000 per day for day		Not deposited. Suomoto petition is going on for realization of penalty
8.	Sh. Vijay Bhardwaj V/s High Valley Apartment Bated	25.09.2021	Regarding demolish of shops constructed in deviation of approved plan	--	---	--
9.	Sh. Pradeep Kumar V/s High Valley Apartment Bated	25.09.2021	-do-	--	--	---
10.	Sh. Varinder Chhikara v/s Ravinder Kumar Chopra	8.11.2021	Matter amicably settled and the project was not found eligible for registration	--	-	--
11.	Sh. R.C. Saxena V/s Shree Builders	29.11.2021/ 20/01/2022	Delayed possession. Ordered to pay delayed period on principal amount with simple interest @ 9.3%	After two month Rs. 1,00,000 penalty	---	Not deposited
12.	Dr. Arun Kumar V/s Shree Builders	29.11.2021	-do-	After two month Rs. 1,00,000 penalty		Not deposited

Sr No	Name of the promoter Complainant V/s Respondent	Date of decision	Detail of the directions issued by the Authority/ Adjudicating officer	Penalty Amount	Enhanced penalty amount	Penalty amount deposited by promoter
13.	ManjeetH.Singh V/s Rajdeep& Co Infra. Pvt. Ltd.	3,12,2021	Mutual settlement in refund of Rs. 15 lacs along with interest			--
14.	Sh. Ram Kumar Moudgil V/s chander Lok Society Una	6.12.2021	Regarding curving of plot without approved plan project not found registrable			--
15.	Sh. Arun Kumar Sharma V/s Himland Executive Residences, Solan	28.12.2021	Refund of amount Rs. 6,66,539/- With interest	3,00,000		Not Deposited
16.	Sh, K. Mahesh V/s Anil and Akhil Kumar Goel	5.1.2022	Project was not found registerable			--
17	Sh. Udhyan Dutt v/s Deepak Virmandi & Datta Ram	20.1.2022	Refund of Rs 79,52,931/- along with interest within four months			
18.	Parmod Singh V/s Naveen Sood Maliana	8.2.2022	Mutually settled			
19.	Sh. Mukesh Rattan, V/s R.V. Nirmata, Badog	8.2.2022	-do-			
20.	Sh. Rajkaran Talwar V/s R.V. Nirmata, Badog	8.2.2022	-do-			
21.	Gaurav deep Singh V/s R.V. Nirmata, Badog	8.2.2022	-do-			

Sr No	Name of the promoter Complainant V/s Respondent	Date of decision	Detail of the directions issued by the Authority/ Adjudicating officer	Penalty Amount	Enhanced penalty amount	Penalty amount deposited by promoter
22.	Sh. Radhika Sharma V/ sRajdeep& Co.	10.2.2022	Matter amicably settled and Rs. 55,50,000 /- with interest paid to complainant by the respondent as per Mutual agreement dated 15.10.2022			
23.	Sh. Sanjay Batra	02.03.2022	Reg. Basic amenities like Boundary wall and club house etc	1,80,000	In case of non-compliance of order a penalty of Rs. 10 Lac will be imposed	Rs. 31,80,000 Deposited
24.	Sh. SahilNarula					
25.	Sh. Rajesh Kumar Bali					
26.	Sh. Sachin Gupta					
27	Smt. PreetiPandey					

Penalty imposed by the H.P. Real Estate Regulatory Authority w.e.f. 1.4.2021 to 31.3.2022

Table 8(A)

Sr. No.	Complainant V/s Respondent	Date of decision	Penalty Amount	Enhanced penalty amount	Penalty amount deposited by promoter
1	Sh. Vijay Kumar Kansal v/s Cluster Hills, Solan	19.07.2021	1,00,000	---	Deposited on 24.07.2021
2	Shree Builders, Palampur	16.07.2021	50,000		Deposited on 25.8.2021
3	Sh. Gajraj Singh Saharwat V/s Himland Housing Pvt. Ltd.	6.9.2021	After two months Rs. 3,00,000 and thereafter Rs. 5,000 per day for delay		Not deposited. Suo-moto petition is under process for realization of penalty
4	Sh. R.C. Saxena V/s Shree Builders	29.11.2021/ 20/01/2022	After two month Rs. 1,00,000 penalty	---	Not deposited
5	Dr. ArunKumar V/s Shree Builders	29.11.2021	After two month Rs. 1,00,000 penalty		Not deposited
6	Omaxe Ltd. Baddi	02.03.2022	31,80,000		31,80,000 deposited
7	Vivek Gupta v/s Rajdeep and Co.	17.12.2020	3,00,000	6,00,000 after two months	6,00,000 deposited on 15/01/2022

Table No.9

Sr. No.	Name of the Allottee	Details of the directions issued by the Adjudicating Officer	Penalty/interest/compensations imposed	Whether paid
1	2	3	4	5
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) As per Orders of the HP,RERA site inspections were carried out by the Town and Country Planner of HP, RERA in respect of Project titled Omaxe Private Limited, Baddi.
- (ii) Consequent upon receipt of complaints against Rajdeep& Company Infra Private ltd and Ram Kumar Moudgilv/sChanderlok Society at Una Assistant Town Planner of HP RERA carried out site inspection.
- (iii) The HP RERA has investigated the Real Estate Project(s) titled ‘R.V. Nirmata’ at Barog.
- (iv) The Chairperson also inspected the sites of ongoing Real Estate Projects in District Solan.

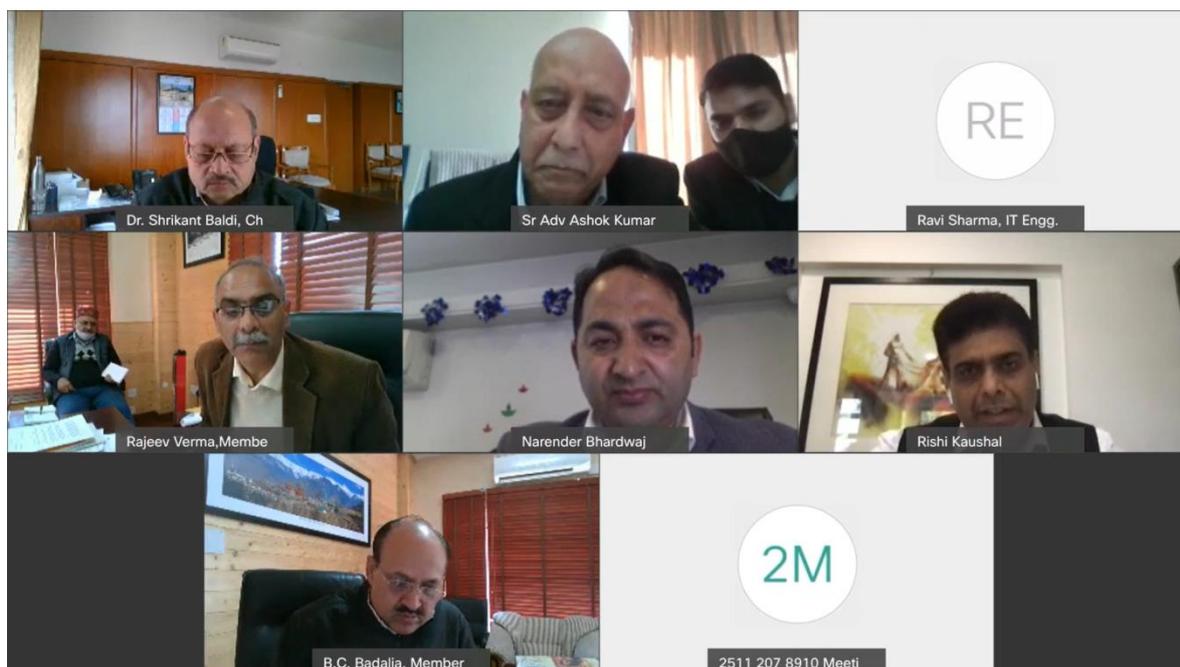
H. Orders passed by the Authority and the Adjudicating officer:

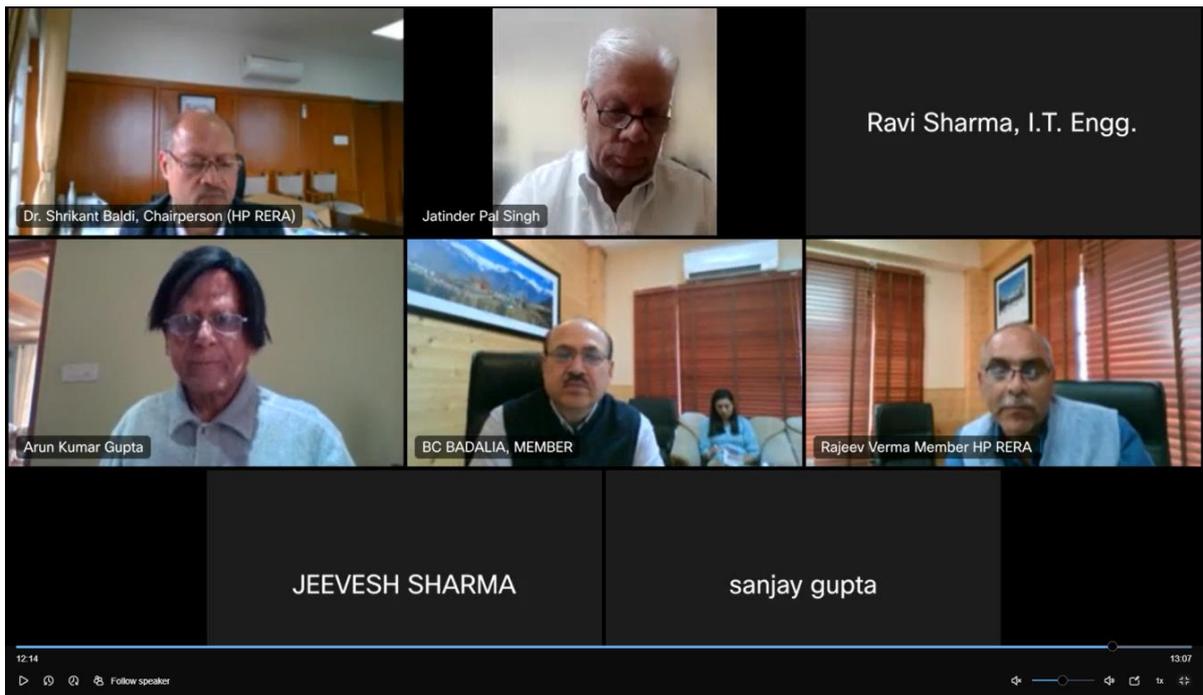
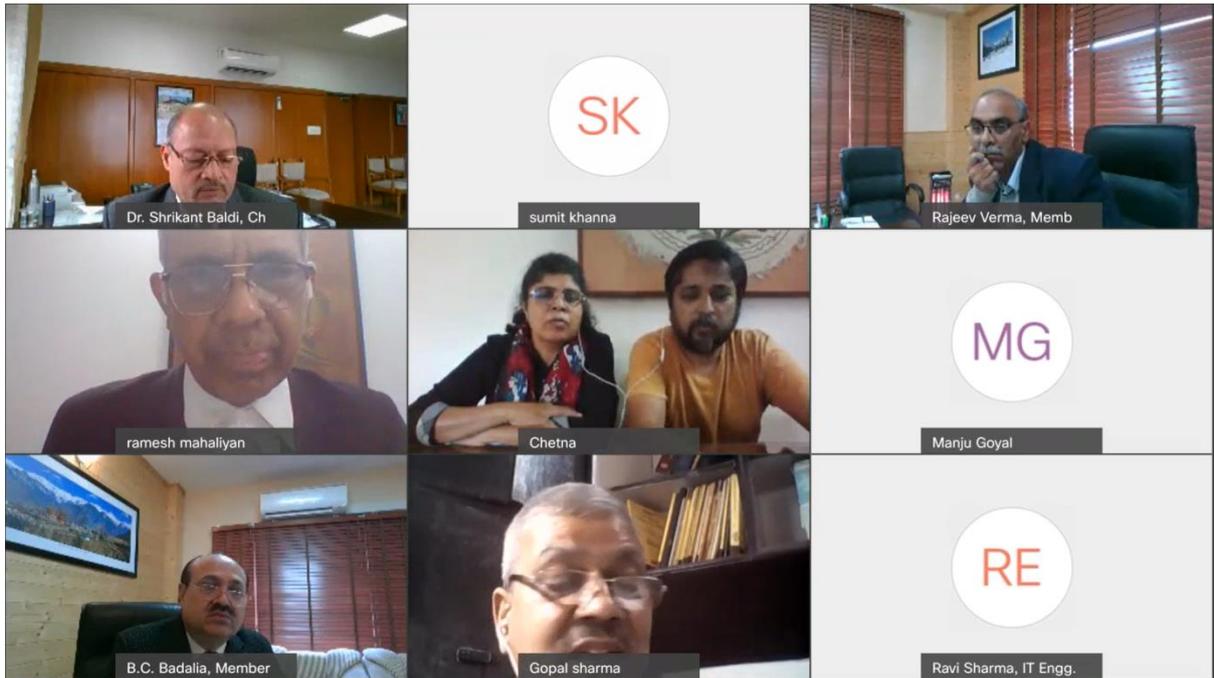
A) Brief narrative of orders passed by the Authority or the Adjudicating Officer separately for where no offences is made out, and in case offences is proved category-wise for each category of orders passed along with a tabular statement indicating the Sections under which the order was passed and brief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

- (i) Orders passed by the Authority
 - (a) The Authority has passed 5 Interim Orders and rest as final orders. The Orders passed by the Authority and details thereof are in Table-8&8(A). No such orders were passed by the Adjudicating officer during 01.04.2021 to 31.03.2022.

- (b) The HP RERA held 279 hearings during the process of hearing complaints and execution petition(s) filed before this Authority. Out of 279 hearings, 6 hearings were held physically and 273 were held online through WebEx. None of the hearing was postponed.

Some of the glimpses of hearing(s)through WebEx 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 realised by resorting to Rule;

The monetary penalties imposed during 01.04.2021 to 31.03.2022 have been mentioned **in Column number 4 of Table-8&8(A).**

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

No such order of Revenue Certificate issued by the Authority during 01.04.2021 to 31.03.2022.

(iii) Revenue Certificate issued by the Adjudicating under Section-40.

No such order of Revenue Certificate issued by the Authority during 01.04.2021 to 31.03.2022.

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 compensations imposed, total amount realised by resorting to rule 22;

No such interest and compensation were imposed by the Adjudicating officer during 01.04.2021 to 31.03.2022.

K. Appeals:

- (i) Number of appeals pending on 01-04-2021 = 05
- (ii) Appeals filed during the year: = 26
- (iii) Number of appeals decided during the Year 2021-22 = 12
- (iv) No. of appeals pending as on 31-03-2022 = 19

L. References received from the appropriate government under Sec. 33:

The objections or observations against the proposed amendment in H.P. Town and Country Planning Rules, 2014 were called from this Authority by Department of TCP, Govt. of H.P. vide notification no. TCP-A(3) of 2/2021 dated 26.2.2022 particularly regarding Appendix-VII which deals with or pertains to development permission of real estate projects developed on land holding measuring more than 2500 sq. mts. This Authority after deliberating the provisions gave its detailed suggestions to the Director, Town and Country Planning on the subject matter cited above.

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 interactions 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.

Webex meeting were held with the Promoters on 06-09-21, 07-09-21 & 16.11.2021 and doubts of promoters in uploading their Real Estate Projects on Web portal of this Authority as well as filling of Periodical Progress Reports were cleared to their satisfaction. WebEx meetings with AIFORERA have also been held on 15.02.2021 and 26.03.2021.

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)-1/2019 dated 26.10.2019 created one(01) post of Chairperson and two (02) posts of Members for the Himachal Pradesh Real Estate Regulatory Authority (HP, RERA).
- (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. HSG-A(3)-1/2019 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 Authority. The “Selection Committee” recommended the names for the appointment of Chairperson and members on 09.12.2019.

(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 or members were appointed nor any of them demitted the office during the year w.e.f.01.04.2021 to 31.03.2022.

(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 consultations 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) 5-4/2020-21/59-62 dated 06.03.2020.

The Adjudicating Officer has not demitted the office during 01.04.2021 to 31.03.2022.

(i) 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 orders 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 Authority, Himachal Pradesh and the Adjudicating Officer, under the Act *ibid* vide Notification No. HSG-A(3)-4/2019 dated 08.10.2020.
- (d) Presently, office 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).

(ii) **Organizational Structure;**

The Organisational Structure of the Himachal Pradesh Real Estate Regulatory Authority is at Table-11.



Table -12
Staff strength & vacancy position as on 31.03.2022 in HP, RERA

Sl No	Designation	Class	No. of sanctioned posts	Posts filled up	Posts vacant	Mode of appointment/ engagement	Year of appointment
1.	Registrar/ Admin. Officer	I	1	-	1	Nil	-
2.	Reader	I	1	-	1	Nil	-
3.	Superintendent Gr-I.	I	1	1	-	Re-employment basis	07.01.2020
4.	Superintendent Gr-II.	II	1	-	1	-	-
5.	Senior Assistant	III	2	1	1	Re-employment basis	04.12.2020
6.	Junior Office Assistant	III	5	5	-	Outsource basis	17.03.2020 & 28.02.2022
7.	Peon	IV	7	7	-	On Secondment - 1 Outsource basis -6	04.01.2020 & 17.02.2020
8.	Town and Country Planner	I	1	1	-	Re-employment basis	08.10.2021
9.	Asstt. Town Planner	I	2	2	0	Re-employment & Out Source basis	01.06.2021
10.	Junior Engineer	III	2	1	1	Outsource basis	08.09.2020
11.	Driver	III	5	5	-	On Secondment -2 Regular basis -2 Re-employment -1 basis	31.03.2020 31.01.2022 26.05.2020
12.	Dy. District Attorney	I	1	1	-	Secondment	03.07.2021
13.	Law Officer	III	1	1	-	Outsource basis	28.12. 2021
14.	Tehsildar	I	1	-	1	Nil	-
15.	Patwari	III	1	-	1	Nil	-
16.	Private Secretary	I	1	1	-	On Secondment basis	01.01.2020

17.	Personal Assistant	II	2	1	1	Re-employment	07.03.2020
18.	Steno Typist. (Outsource)	III	4	3	1	Outsource basis	17.02.2020
19.	Section Officer, (F&A)	I	1	1	-	On Secondment basis	30.01.2020
20.	Accountant	III	1	1	-	Outsource basis	23.06.2020
21.	Programmer	I	1	1	-	On Secondment basis	01.01.2020
22.	Computer operator	III	1	-	1	Nil	-
	Total		43	32	11		

O. Experts and Consultants Engaged:

Neither any expert nor Consultant was appointed/ engaged nor did any demit the office during 01.04.2021 to 31.03.2022.

P. Employee welfare measures, if any, beyond the regular terms and conditions of employment, undertaken by the Authority.

No such measures were undertaken during 01.04.2020 to 31.03.2021.

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

(Up to 31.03.2021)

Sr. No.	Description	Amount Rupees
1.	Grant in Aid-41(Salary)	1,92,00,000
2.	Grant in Aid-42(Non-Salary)	60,00,000
3.	Interest	4,85,612
4.	Other Income	30,50,651
-	Total	2,87,36,263

(iii) Actual expenditure under broad categories;

Table No.14

EXPENDITURE		(UP to 31.3.2022)
Sr.No.	Description	Amount (In Rs.)
1.	Grant in Aid -41 (Salary)	1,68,82,074
2.	Grant in Aid -42 (Non Salary)	52,93,141
3.	Other Expenditure	7,15,683
-	Total	2,28,90,898

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

Table No.15

BALANCE		(Up to 31.03.2022)
Sr.No.	Description	Amount (In Rs.)
1.	Grant in Aid -41 (Salary)	23,17,926
2.	Grant in Aid -42 (Non Salary)	7,06,859
3.	Interest	4,85,612
4.	Other Income	30,50,651
-	Total	65,61,048

(V) Any other Information.

Nil

R. International co-operation:

No such international co-operation was undertaken during 01.04.2021 to 31.03.2022.

S. Capacity Building:

A brief narrative of 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 Indian and outsideIndia)with details of

names of Institutions and duration also to specify whether training was under internship exchange programme, fellowships study leave, special arrangements with foreign Universities/Institutions;

(iii) Expenditure of capacity building initiatives.

No such capacity building initiatives were undertaken during 01.04.2021 to 31.03.2022.

T. Ongoing programmes:

A brief narrative of ongoing programmes.

In on-going programmes, the HP RERA is registering Real Estate Projects and Real Estate Agents online. The Periodical Progress Reports of Real Estate Projects are being monitored and the Quarterly Progress Reports of the Real Estate Agents will be monitored also online.H.P., RERA is also disposing of the complaints filed by the Allottees against the Promoters in accordance with the provisions as enshrined in the Real Estate (Regulation and Development) Act, 2016 and Himachal Pradesh (Real Estate Regulation and Development)Rules,2017 and the Regulations made thereunder.

U. Right to Information:

A brief narrative of-

(i) Number of applications filed under Right of Information Act, 2005.

No. of applications received by the PIO	No. of applications for which reply provided received by the PIO	No. of applications with PIO
12	12	Nil

(ii) Number of Appeals filed under Right to Information

No. of appeals received by the PIO	No. of appeals for which reply provided received by the PIO	No. of appeals with PIO
1	1	Nil

Pendency=1

- (i) Number of appeals filed before the First Appellate Authority against the order of PIO =1 Nos
- (ii) Number of appeals which have been disposed of by First Appellate Authority =1 Nos
- (iii) Number of appeals pending with the First Appellate Authority =Nil
- (iv) Number of applications/appeals not disposed of in the stipulated time frame=Nil

Member

Chairperson

Member