

हिमाचल प्रदेश सरकार



**HIMACHAL PRADESH
REAL ESTATE REGULATORY AUTHORITY**
**ANNUAL REPORT
(2023-24)**



**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 4th Annual Report for the Financial Year 2023-24, 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 2023--24, 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 Shri Sukhvinder Singh Ji, Hon'ble Minister Sh. Rajesh Dharmani Ji, and Principal Secretary Town and Country Planning, Urban Development & Housing Department, 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 establishes 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 three years in case of promoters and upto one year in case of real estate agents and buyers for some specific violations of orders of RERA.

The main purposes behind the promulgation of the Act are 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 interests 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 objective 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 Reports. 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	The Chairperson of H.P. RERA has been elected as Chairman of All India Forum of Real Estate Regulatory Authorities (AIFORERA) and attended all the meets and/seminars of (AIFORERA) which was held at different parts of country.

19th Meeting of the AIFORERA Governing Council held on 19th March 2024 at Taj Mahal Lucknow, Uttar Pradesh





(iii) Important Achievements:

- (a) For the financial year 2023-24, 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 31.03.2023, this Authority has registered 106 numbers of Real Estate Project and **103** numbers of Real Estate Agents.

- (c) During the financial year 2023 - 24 i.e. 01.04.2023 and up to 31.03.2024 this Authority has registered additional **40** numbers of Real Estate Projects and 32 numbers of Real Estate Agents. Now, the total figure of registered Real Estate Project is 190 and Real Estate Agents are 174. During the year Authority has De-registered one project and 5 number Real Estate agents.

- (d) HPRERA, 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 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 and WebEx held with the promoters/representatives **on 05-04-2023 and 25-11-2023**. The Authority has got good response for completing all essential requirements for submission of the above-mentioned reports.

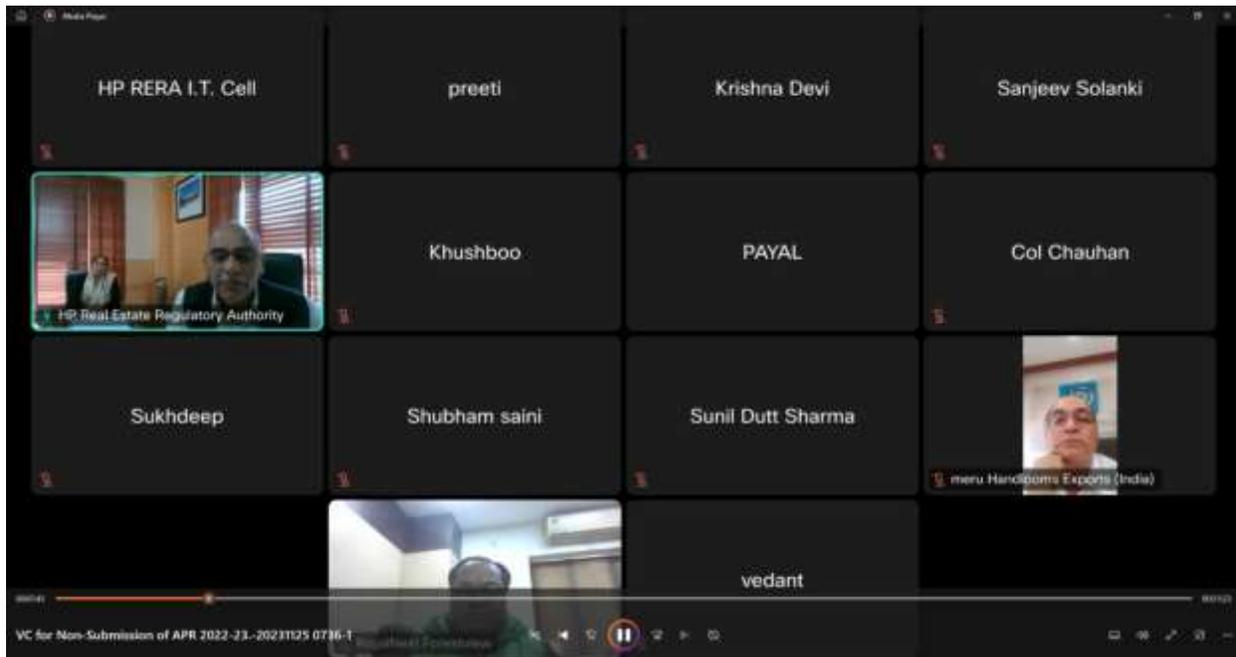
(f) HP Real Estate Regulatory Authority received SEMI-FINALIST SKOCH ORDER OF MERIT Award 2023 for on line services to the Stakeholder



(iv) Capacity Building:

During the current financial year VC meetings through Cisco WebEx were held with the promoters on **05-04-2023** and **25-11-2023**. 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.

VC meeting through Cisco WebEx were held with the Promoters on 05-04-2023 and 25-11-2023



(v) International Engagements:

- (a) There were no international engagements between 01.04.2023 to 31-03-2024.
- (b) However, there is active online participation with the All India Forum for Real Estate Regulatory Authorities (AIFORERA) by the Chairperson, Members and Senior Officers 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 complaints/grievances, 34 numbers of persons have filed their complaints with this Authority during 01-04-2023 to 31-03-2024. Thus, the total complaints filed with this Authority are 69 numbers. Whereas 33 numbers of complaints have been disposed of w.e.f. 01-04-2023 to 31-03-2024 and the hearings in the remaining 36 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 40 numbers of Real Estate Projects during this financial year. Thus till 31-03-2024 total registered projects with HP, RERA 190 in number. Out of 190 cases 4 no. projects have been deregistered. 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 01-04-2023 to 31-03-2024 it has registered 32 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 *i.e.* IT Cell and Technical Branch of this Authority.

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 01-04-2023 to 31-03-2024 including name of the promoters is at Table-2 & Table-3.

TABLE NO. 2**REAL ESTATE PROJECTS REGISTERED FROM 01-04-2023 TO 31-03-2024**

Sr. No.	Name of the Project	Name of Promoter Sh./Smt./Miss/M/s	E-Mail Id	Description of project for which registration has been issued	Fee paid Amount in Rs.	Registration Number	Dated of issue of registration	Date on which registration expires
1.	Janki Dass,Niwas	Jankidass	Jankidass67887@gmail.com	Plotted (Residential)	Plotted (Res.)	HPRERASHI2023053/P	12/04/2023	12/04/2026
2.	Plotting at Barol Dharamshala	Kuldeep Singh Thakur	Kuldeepera@gmail.com	Plotted (Residential)	12780.00	HPRERAKAN2023052/P	12/04/2023	12/04/2028
3.	Radhe Radhe Apartments	Sila Goswami	Anshul1434@gmail.com	Development/ Construction (Residential)	11058.00	HPRERASHI2023054/P	25/04/2023	25/04/2028
4.	Deodar Estate	Rajinder Pal Garg and Raj Rishi Garg	rishigarg@gablesindia.com	Development /Construction Mixed Use (Residential & Commercial)	143535.00	HPRERASHI2023055/P	29/04/2023	29/04/2026
5.	City Real Estate	City real Estate (Bahadur Singh, Kulvider Singh, Ganesh Dutt Dewedi, Shivangi Sharma	Djhangdy1979@gamil.com	Plotted (Residential)	370240.00	HPRERAUNA2023056/P	08/05/2023	08.11.2023
6.	Krishan Society	Kanchan Katoch	Kashshkatoch123@gmail.com	Plotted (Residential)	14080.00	HPRERAKAN2023057/P	15.05.2023	15.05.2026
7.	Taradevis' Enclave phase-1	Apoorva Purohit	taradevisenclave@gmail.com	Development/ Construction Mixed Use (Residential & Commercial)	47702.00	HPRERAKAN2023058/P	15.05.2023	15.05.2028
8.	Ambikanath Construction	Rajpal and Reeta Thakur	harshi18881@gmail.com	Plotted (Residential)	11490.00	HPRERASHI2023059/P	20.05.2023	20.05.2026
9.	Terra Grande	Alternative Habitat Pvt. Ltd.	secretarial@eldecoproperties.com	Development/ Construction (Residential)	359169.00	HPRERAASIR2023060/P	23.05.2023	23.05.2031

10.	Verma Residential	Harish Kumar Verma Tarun Kumar verma	harish8verma@gmail.com	Plotted (Residential)	7130.00	HPRERASIR2023060/P	23.05.2023	23.05.2031
11.	Govind Enclave Colony Unit-II	Govind Enclave (Ashwani Kumar Jatinder Singh, Ravinder Kaur, Surjit Singh, Suman, Ashok Kumar	Akshayd393@gmail.com	Plotted Mixed Use & Residential & (Commercial)	182040.00	HPRERAUNA2023062/P	09.06.2023	09.06.2025
12.	The Kasul	Manchanda and Manchanda Builders Pvt. Ltd.	Mail4veenuk@gmail.com	Development/ Construction (Residential)	242452.00	HPRERASOL2023063/P	09.06.2023	09.06.2038
13.	JJJ Associates	Jatinder Singh, Krishan Kumar, Rakesh Kumar, Jatinder Pall, Raj Kumar, Jatinder Singh, Paramjeet Singh & Satnam Singh	kkchaudhary51@gmail.com	Plotted (Commercial)	307021.00	HPRERASOL2023065/P	09.06.2023	09.06.2026
14.	Plotting at Jawahar Nagar Dharamshala	Meghna Pathania	akashconstruction@yahoo.com	Plotted (Residential)	8030.00	HPRERAKAN2023064/P	09.06.2023	09.06.2028
15.	Residency Himalayas	Rajdeep & Co. Infrastructure Pvt. Ltd & Rajdeep Sharma	Rajdeepandcompanyrh@gmail.com	Development Construction Residential	7714.00	HPRERASHI2023066/p	28.06.2023	28.09.2026
16.	Shikha Arora Colony	Shikha Arora	Shikhashimla11@gmail.com	Development Construction Residential	26290.00	HPRERASHI2023067/P	15.07.2023	15.07.2027
17.	Acme Hills Barog	Joginder Kumar	Rajeshthakur62@yahoo.com	Development Construction Residential	24829.00	HPRERASOL2023069/P	08.09.2023	08.09.2029
18.	Mattan Sidh	Ranvir Pal, S/o Sh. Dharam Pal and Smt. URMila Devi W/o Sh. Tilak Raj	rajatraj8267@gmail.com	Plotted & Residential	12040.00	HPRERAHAM2023070/P	08.09.2023	08.09.2023

19.	Ojas Gram	Ojas Gram Pvt. Ltd	Rohit17oct@yahoo.com	Development Construction Residential	35750.00	HPRERA Shi 2023068/P	08.09.2023	08.09.2028
20.	Sungrove Apartments	Khushboo Sharma	sanjay@anugaholidays.com	Development Construction (Residential)	16683.00	HPRERASHI2023071/P	18.09.2023	18.09.2028
21.	Krishan-2	Kusham Lata	Kushamlata1956@gmail.com	Plotted (Residential)	5570.00	HPRERAKAN2023072/P	25.09.2023	25.09.2026
22.	Kusum	Poonam Singh	Poonamdari789@gmail.com	Plotted (Residential)	14080.00	HPRERAKAN2023074/P	25.09.2023	25.09.2026
23.	Ashok Building	Ashok Kumar & Anil Kumar	Ashokshandi17100@icloud.com	Development/ Construction(Residential)	14933.00	HPRERASHI2023076/P	07.10.2023	07.10.2033
24.	Gallu Hills	Kuldeep	Kuldeep381sharma@gmail.com	Plotted Commercial	13920.00	HPRERASHI2023075/P	11.10.2023	11.10.2026
25.	Motiaz Antaliya	Motia Dwellers LLP	MOTIA GROUP@GMAIL.COM	Development/ Construction(Residential)	104396.00	HPRERASOL2023076/P	17.10.2023	17.10.2023
26.	Chester-Hills Ph-4	M/s Chester Hills (Development) Promoter SH. Hansraj Thakur Promoter/land owner	htpl@chesterindia.in	Plotted Development Construction Mixed Use Residential & Commercial	112227.00	HPRERASOL2023077/P	17.10.2023	17.10.2028
27.	Chauhan Tower	Keshav Chauhan	msheshavchauhan@gmail.com	Development /Construction Residential	14758.00	HPRERASOL2023077/P	06.11.2023	06.11.2025
28.	Shivalik Estates	AB Techmart Pvt. Ltd.	Nvaid92@gamil.com	Plotted Residential	122298.00	HPRERASOL2023079/P	18.11.2023	18.11.2026
29.	Green Land House	Sh. Balak Ram	Ranjanachauhan777@gmail.com	Development /Construction Residential	6830.00	HPRERASHI2023080/P	22.12.2023	22.12.2028
30.	PTK.C Residency	Ramesh Kumar	Dadhwal.rohit@ymail.com	Plotted Residential	21834.00	HPRERAUNA2023081/P	27.12.2023	27.12.2024

31.	The Una Heights	Pawan Kumar, Jagdish Ram Salochan Devi, Sunil Chaudhary and Sachin Rao	aniljiaswal77@gmail.com	Plotted Residential	218902.00	HPRERAUNA2023082/P	30.12.2023	30.12.2026
32.	Usha Investment	Usha Investment	Kocharsanawar05@gmail.com	Development Construction Residential	92817.00	HPRERASOL2024083/P	01.01.2024	01.01.2029
33.	Hill Top Plots Malyana	Gopal Singh	Gopalsinghkanwar2808@gmail.com	Plotted Residential	5760.00	HPRERASHI2024085/P	22.01.2024	22.10.2025
34.	Baldev	Baldev	Kamalmehta0930@gmail.com	Plotted Residential	10080.00	HPRERASOL2024085/P	23.02.2024	23.02.2025
35.	Kaithu Sunny plots	Balak ram Thakur	Sanjeev297@gmail.com	Plotted Residential	11454.00	HPRERASHI2024088/P	24.02.2024	24.02.2027
36.	Him Enclave Pahse-II	M/s Him Enclve BALdev Chand, Narinder Kumar, Kapita, Vijay Kumar Kapila Sanjeev Kumar Kapila	himenclaveelalsingi@gamil.com	Plotted Residential	304530.00	HPRERAUNA2024086/P	24.02.2024	24.02.2027
37.	Sub-division of land of Satish Kumar	Satish Kumar verma	balwantsthakur@yahoo.com	Plotted Residential	21205.00	HPRERASHI2024087/P	24.02.2024	24.02.2027
38.	Suraksha Enclave	M/S Ashoka Alloy Steel Pvt. Ltd.	ashishmg@hotmail.com	Plotted Residential	295050.00	HPRERASIR2024089/P	14.03.2024	14.09.2026
39.	Mountain Mist	Suneel verma	Pradeepindorial992@gmail.com	Plotted Residential	8400.00	HPRERASOL2024090/P	16.03.2024	27.03.2029
40.	OM Chanchal Complex	Rajnish Kumar, Amit Kumar, Sumit Kumar, Shailja Chugh	arscientific@hotmail.com	Development Construction Commercial	47020.00	HPRERAKAN2024091/P	27.03.2024	27.03.2029

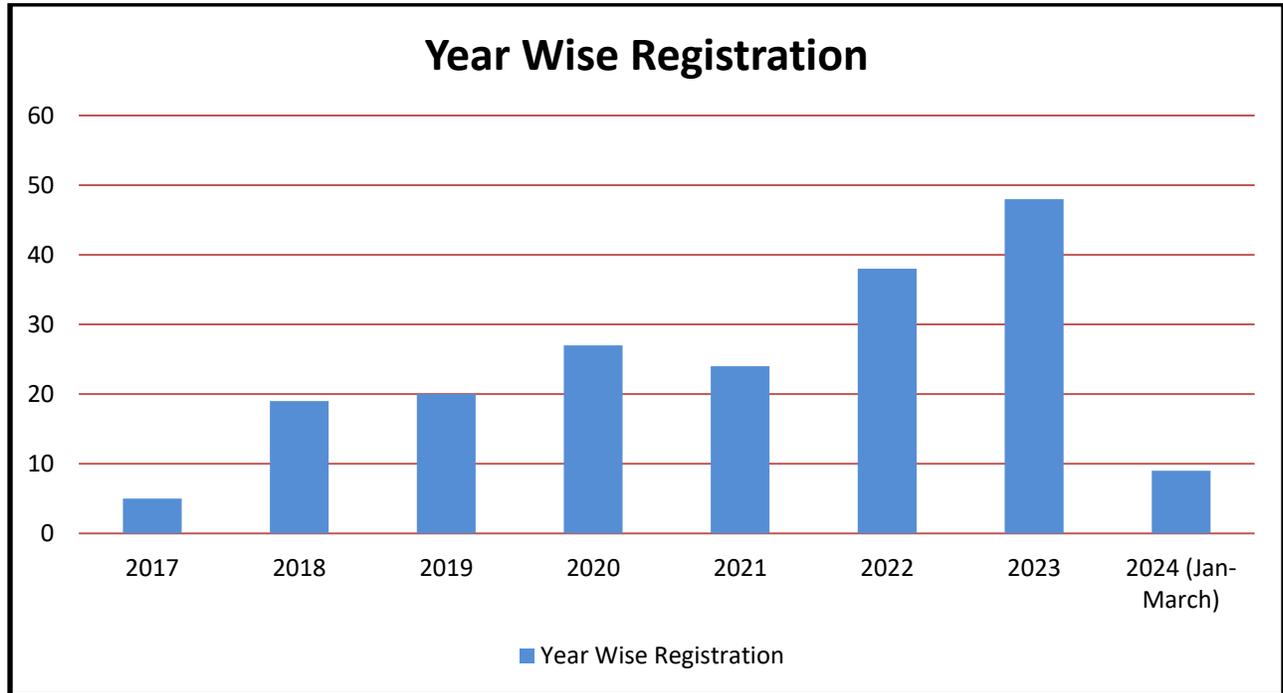
TABLE NO. 3**REAL ESTATE AGENTS REGISTERED FROM 01.04.2023 TO 31.03.2024**

Sr. No.	Name of Real Estate Agent S/Smt/Ms/ Miss	Address of Real Estate Agent	Mail Id	Agent Type	Registration fee paid rupees	Agent registration no.	Dated of issue of Registration Certificate	Date on which registration Certificate expires of
1.	Vikrant Choudhary	Ward No.2, House No.23, Ward No.2, House No.23Kullu-175131	Choudhary.itsmevikrant@gmail.com	Individuals	5,000/-	HPRERAKUL2023035/A	12.04.2023	12.04.2028
2.	Vikesh Sharma	3GF,GF,Kullu-175131	stivikesh@gmail.com	Individual	5,000/-	HPRERAKUL2023036/A	25.04.2023	25.4.2028
3.	Arpit Kaundal	Village Pandgal PO Kothipura, Tehsil Sadar, Village, Pandgal, PO Kothipura Tehsil Sadar Bilaspur-174001	Himpropertiesblp@gmail.com	Individual	5,000/-	HPRERABIL2023037/A	25.04.2023	25.04.2028
4.	NIJI	Village-Sai, P.O Alampur, ward No.-3-176082.	nijiasociates@gmail.com	Individual	5,000/-	HPRERAKAN2023040/A	30.05.2023	30.05.2028
5.	Om Prakash Parihar	Sai Rhythm Palace- Chamba-176303	om120parihar@gmail.com	Individual	5000/-	HPRERACHA2023039/A	30.05.2023	30.05.2023
6.	Naresh Paul	Kamla Niwas, Beolia Road Lower Shimla-171009	Paul4912@gmail.com	Individual	5,000/-	HPRERASHI2023041/A	30.05.2023	30.05.2028
7.	Sunil Kumar	Ward -4 Hamirpur-177033	JAIMAAKALLICOMPUTERS @GMAIL.COM	Individual	5,000/-	HPRERAHAM2023038/A	30.05.2023	30.05.2028
8.	Suraj Gupta	Shop No.21, Terminal Market Complex, SOlan- 173220	esuraj@rediffmail.com	Individual	5,000/-	HPRERAPAN2023042/A	09.06.2023	09.06.2028

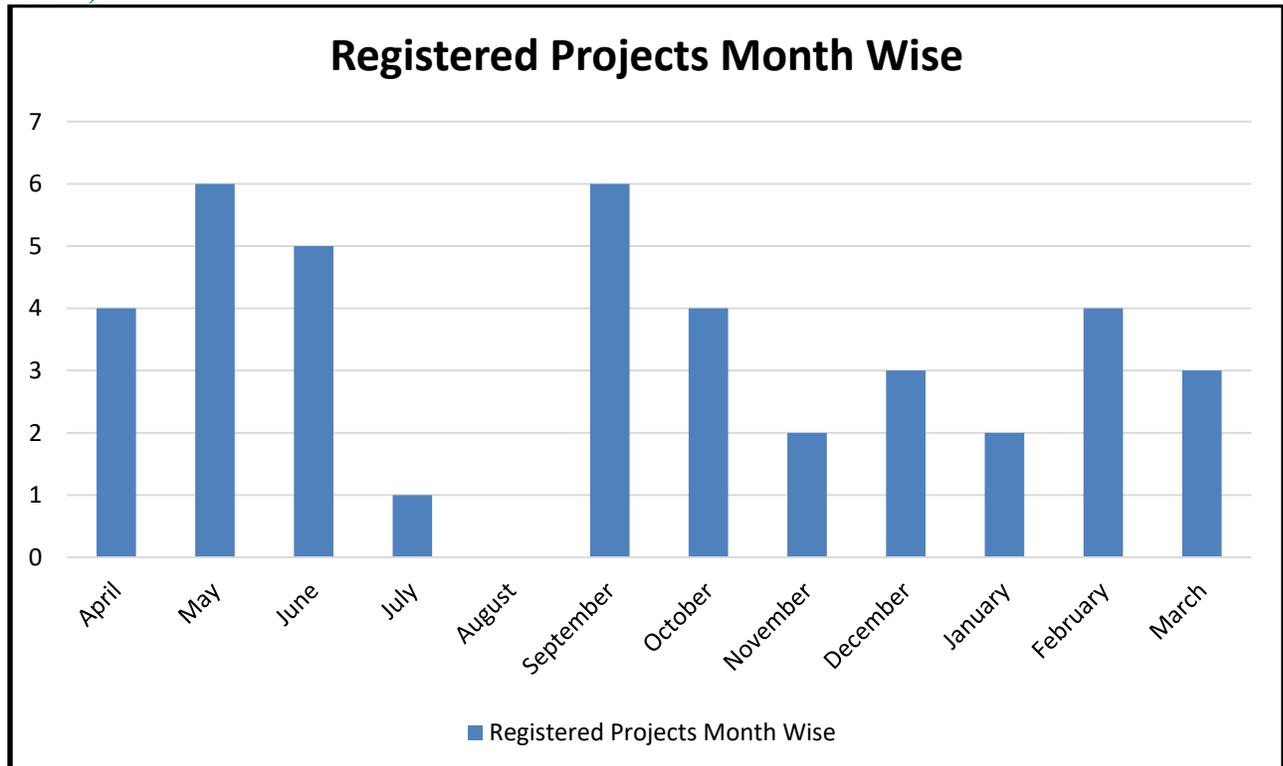
9.	Harmel Singh	Mella Complex,Sector-1 Solan-173220	mellagroup@gmail.com	Individual	5,000/-	HPRERASOL2023044/A	26.06.2023	26.06.2028
10.	Aditya Dasta	Harisheel Building(Opposite Nissan Show room Solan-173211	Aditya.dasta@gmail.com	Individual	5,000/-	HPRERAEAS2023043/A	26.06.2023	26.06.2028
11.	GSI Builder & Promoters	Second floor,Kh. No.218/220 Solan-173213	Aggarwalgk7@gmail.com	Individual	5,000/-	HPRERASOL2023045/A	28.06.2023	28.06.2028
12.	Manohar Lal	Near Sai Electrical Shop Shimla-171220	manohargadair@gmail.com	Individual	5,000/-	HPRERASHI2023046/A	17.08.2023	17.08.2028
13.	Kishan Chand	Vill Nadoh,Solan-173212	chandkishan1985@gmail.com	Individual	5,000/-	HPRERASOL2023047/A	18.09.2023	18.09.2028
14.	Tara Devi	Village-Khar,Shimla-171220	Sharma.tara189@gmail.com	Individual	5,000/-	HPRERASHI2023050/A	25.09.2023	25.09.2028
15.	Mr. Vinay Vaid	R/o New Hermilina,Set No.4,Near Dishant Estate Bharari Shimla-171001	vaid.vinay@gmail.com	Individual	5,000/-	HPRERASHI2023048/A	18.09.2023	18.09.2028
16.	Ravi Kumar	Ravi Kumar,S/o Kanah Ram Ward No.5	Ravikumar29809@gmail.com	Individual	5,000/-	HPRERAKAN2023051/A	25.09.2023	25.09.2028
17.	Ajay Kumar	Ajay property Dealer near old Tehsil Nagrota Bagwan kangra-176047	ajay1970dhiman@gmai.com	Individual	5,000/-	HPRERAKAN2023049/A	25.09.2023	25.09.2028
18.	Mukesh Kumar	Village Awair, Mandi-176120	mukeshthakur35628@gmail.com	Individual	5,000/-	HPRERAMAN2023052/A	11.10.2023	11.10.2028
19.	Deepak Kansal	Gupta Niwas Solan-173212	deepusolan@gmail.com	Individual	5,000/-	HPRERASOL2023055/A	06.11.2023	06.11.2028
20.	Loyalie It Solutions Pvt. Ltd	Sandeep Kakkar, Behind Toy Store,Tehsil Palampur-176061	accounts@reloy.com	Non Individuals Company	20,000/-	HPRERAKOL2023053/A	06.11.2023	06.11.2028

21.	Prem Lal	S/o Dhanan Jai,P.O Banthal Mandi-171304	Psharmavat@gmail.com	Individual	5,000/-	HPRERAMAN2023054/A	06.11.2023	06.11.2028
22.	Propertyhub	Office No.2 Lower ground floor Solan-173209	goapropertyhub@gmail.com	Non Individual Firm	20,000/-	HPRERANOR2023056/A	28.12.2023	28.12.2028
23.	Rajnish Kuma	Ward No.2 Near Mahavir Mandir Kangra-176102	sunidevelopers@gmail.com	Individual	5,000/-	HPRERAKAN2023058/A	28.12.2023	28.12.2028
24.	Kulbhushan Sharma	Set No.2,Block-C,Set No.2 BlockC,Shimla-171005	KS4750602@GMAIL.COM	Individual	5,000/-	HPRERASHI2023057/A	28.12.2023	28.12.2028
25.	Gaurav Sarochya	82/5,Haripur Colony Mandi-174401	garrss@gmail.com	Individual	5,000/-	HPRERAMAN2024060/A	01.02.2024	01.02.2029
26.	Sandesh Thakur	Anand Bhawan Shimla-171007	sandeshghalta1234@gmail.com	Individual	5,000/-	HPRERASHI2024059/A	22.01.2024	22.01.2029
27.	Khushi Ram	Village Manola.P.O churag, Mandi-175010	ambicachurag@yahoo.in	Individual	5,000/-	HPRERAMAN2024061/A	23.02.2024	23.02.2029
28.	Som Datt Sharma	Ward No.9 Hamirpur-177001	Sharma.sd2304@gmail.com	Individual	5,000/-	HPRERAHAM2024062/A	23.02.2024	23.02.2029
29.	Siddharth Sharma	Village-Gatoli Solan-173229	siddharthkur.123@gmail	Individual	5,000/-	HPRERASOL2024064/A	07.03.2024	07.03.2029
30.	Rajnesh Sharma	Prashar Niwas Kullu-175126	Rajneesh.sharma@yahoo.com	Individual	5,000/-	HPRERAKUL2024066/A	11.03.2024	11.03.2029
31.	FLR Sole Propr. Vinit Kumar	1 st Floor Sadhnaghati Shimla-171010	box@fastlanerealtors.com	Non-Individual Sole Proprietors hip firm	20,000/-	HPRERASOU2024065/A	11.03.2024	11.03.2029
32.	Minakshi Bhardwaj	Village Dhar,Shimla-1710011	Pritamkanwar1114@gmail.com	Individual	5,000/-	HPRERASHI2024063/A	07.03.2024	07.03.2029

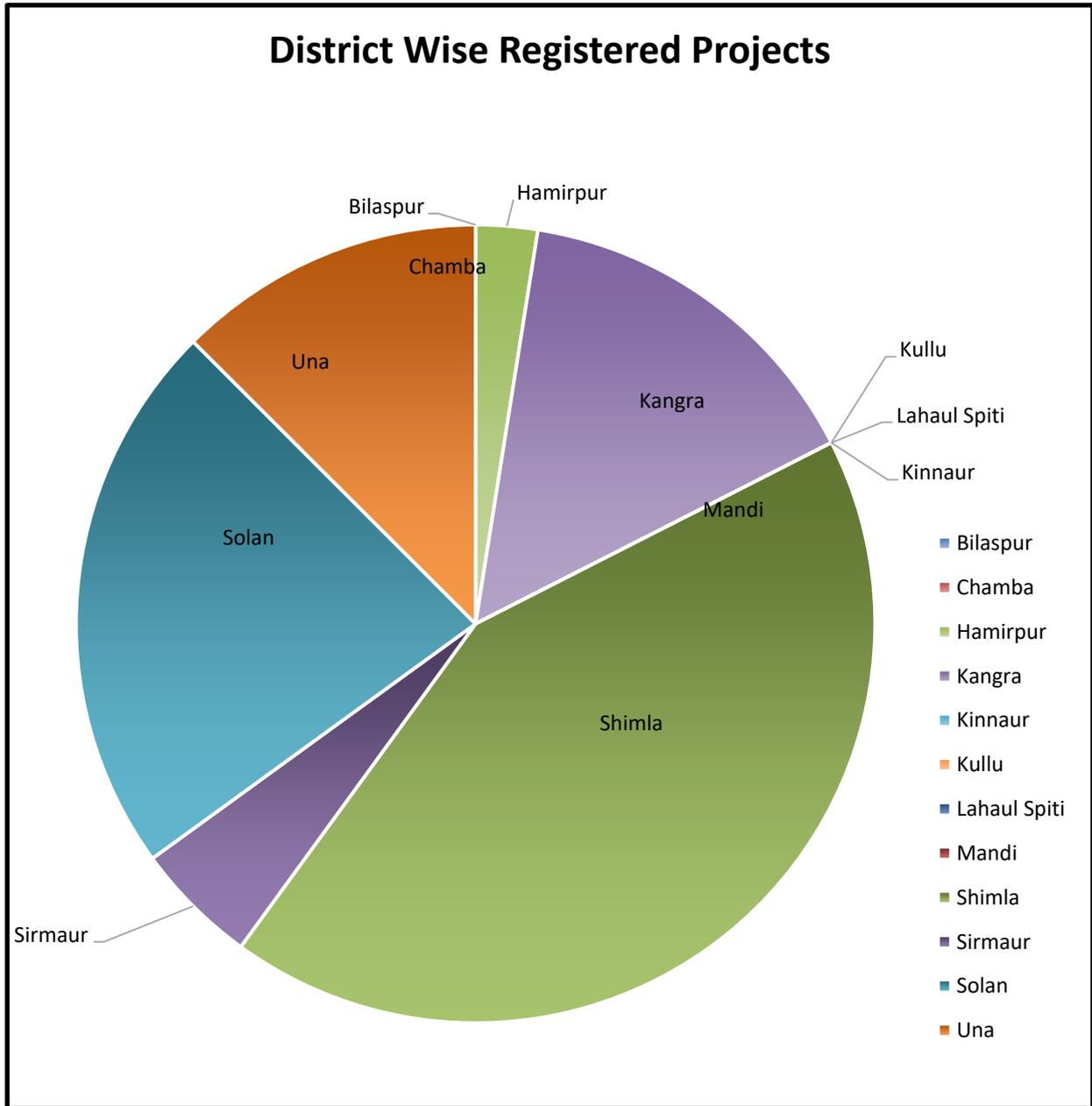
Total Number of Real Estate Project Registered by HPRERA in the State (Year wise)



Number of Registered Project in HPRERA During F.Y. 2023-24 (Month Wise)



No. of Registered Project in HPRERA during F.Y. 2023-24 (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	35	34	33

(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	01	01	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.	(i) The Promoters have been directed to submit Periodical Progress Reports including the	(i) Quarterly Progress Report is being submitted by the promoter regularly online but still there are minor deficiencies.	Through WebEx VC meetings, Promoters have been guided how to remove the minor

	Quarterly Progress Reports	Therefore, WebEx meetings were held with the Promoters on 05-04-2023 and 25-11-2023 to guide them regarding above.	deficiencies and their doubts are also being resolved on telephone. The reports are being monitored regularly.
	(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	(ii) The action is being taken against the defaulter promoter for non-submission of QPR in time. (iii) 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 7, 7(A), 7(B) & 7(C):

TABLE NO. 7

Sr. No.	Subject	Steps taken	Results achieved
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 has been imposed upon the Promoters	A sum of Rs 8,10,000/- ...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 (01.04.2023 to 31.03.2024)

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	27.05.2023	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
2.	Green Valley(Pawan,Girish and Manoj)	27.05.2023	40,000	Yes
3.	Bohemian Chateaus	27.05.2023	40,000	Yes
4.	Ourea Valley	27.05.2023	40,000	Yes
5.	New Panjehra	27.05.2023	40,000	Penalty amount recovered from the bank account of the promoter
6.	Sub-division of land Sh. Anil vasisht & others	27.05.2023	40,000	Yes
7.	Rijul Jain	27.05.2023	40,000	Yes
8.	Shree Balaji Enclave-1	27.05.2023	40,000	Penalty amount waived off on the medical grounds
9.	M/S Shree Balaji Enclave-2	27.05.2023	20,000	Penalty amount waived off on the medical grounds
10.	Springdale Resort and Villas Pvt. Ltd	27.05.2023	40,000	Penalty amount recovered from the bank account of the promoter.
11.	Scenic View Residency	27.05.2023	20,000	Directions were sent to concerned bank manager

				for recovery of penalty amount from the bank account of the promoter.
12.	7 Square	27.05.2023	20,000	Yes
13.	Keshav Dutt Shridhar	27.05.2023	20,000	Penalty was imposed for non-submission of QPR. Penalty amount has been waived off as They have submitted the proof of submission of QPR well in time.
14.	Birmala	11.9.2023	40,000	Yes
15.	Chester Hills	11.9.2023	40,000	Yes
16.	Chester Hils-2	11.9.2023	40,000	Penalty amount recovered from the bank account of the promoter.
17.	Clifton Valley	11.9.2023	40,000	Yes
18.	BTM Apartments	11.9.2023	40,000	Yes
19.	Durga Enclave	11.9.2023	40,000	Yes
20.	Shyam Vihar Colony	11.9.2023	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter
21.	Shikhar Ji Complex	11.09.2023	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
22.	Scenic View Residency	11.09.2023	40,000	Project stalled till the final hearing of the court case. (Exempted for filing QPRS & APRS)
23.	Pine Corn	11.09.2023	20,000	Yes
24.	Nesta Homes	11.09.2023	10,000	Yes
25.	Snow View Hills	11.09.2023	20,000	Yes
26.	NEW Town Baddi	11.09.2023	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter
27.	Ambika Hills	16.11.2023	40,000	Yes
28.	Amila Hills	16.11.2023	40,000	Yes
29.	Bohemian Chateaus	16.11.2023	40,000	Yes
30.	Nagsons Vedanta	16.11.2023	10,000	Yes

31.	New Town Baddi	16.11.2023	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
32.	Shyam Vihar Colony	16.11.2023	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter
33.	Verma Apartments	16.11.2023	40,000	Yes
34.	Shikha Arora Colony	16.11.2023	10,000	Yes
35.	Elementa	17.02.2024	40,000	Penalty amount recovered from the bank account of the promoter
36.	New Town Baddi	17.02.2024	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
37.	Bohemian Chateaus	17.02.2024	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
38.	Shyam Vihar Colony	17.02.2024	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
39.	Sub-division of land Sh. Anil vashisht & others	17.02.2024	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
40.	Nagsons Vedanta	17.02.2024	10,000	Yes
41.	ACME Hills Barog	17.02.2024	20,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.

Detail of imposition of penalty for non-submission of Annual Progress Report on Promoters of Real Estate Project for F.Y. 01.04.2023 to 31.03.2024).

Table NO. 7(A1)

Sr. No.	Name of Promoter and project	Details of penalty imposed by the Authority	Penalty amount in Rs.	Whether paid
1.	New Town Baddi	10.01.2024	1,00,000/-	Not submitted

Detail of Imposition of penalty for non-submission of periodical progress Reports by the Real Estate Agents (01-04-23 to 31-03-24)

Table NO. 7(B)

Sr. No.	Name & Address	Registration No.	Penalty Amount (In Rs.)	Whether penalty deposited for not
1.	Jasmeet Singh, Budhiraja	RERAHPSOA07210113	10,000/-	Not deposited In the matter it was decided in the 45 TH meeting of the Authority that the penalty of Rs.5000/- will be imposed for non-submission of QPR for each QTR maximum till Rs.25000/- Thereafter the registration of agent will be revoked.
2.	Nitin Mittal	HPRERASOL2022016/A	5,000/-	Not deposited The registration of agent revoked as he himself applied for and requested for cancellation his registration as agent
3.	Arpit Kaundal	HPRERABIL2023037/A	5,000/-	Not deposited In the matter it was decided in the 45 TH meeting of the Authority that the penalty of Rs.5000/- will be imposed for non-submission of QPR for each QTR maximum till Rs.25000/- Thereafter the registration of agent will be revoked
4.	Vikrant Choudhary	HPRERABIL2023035A	5,000/-	-Do-
5.	Sunil Kumar		5,000	Not deposited The registration of agent revoked as he himself applied for applied himself requested for cancellation his registration as agent.
6.	Manoj Kumar Sharma	RERAHPSOA05210100	5,000/-	Not paid in the matter it was decided in the Authority's 45

				meeting that the penalty of Rs 5000/- will be imposed for each QTR maximum till Rs, 25000/- after which the registration will be revoked.
7.	Upasana Thakur	HPRERASOL2023027/A	5,000/-	Yes
8.	Dharmendra Kumar	RERAHPSOA06210105	5,000	Not deposited In the matter it was decided in the 45 TH meeting of the Authority that the penalty of Rs.5000/- will be imposed for non-submission of QPR for each QTR maximum till Rs.25000/- Thereafter the registration of agent will be revoked.
9.	Ashok Kumar	RERAHPSOA06210110	5,000/-	-Do-
10	Ranjeet Singh	HPRERASOL2022021	5,000/-	-Yes-
11	Kundan Lal	RERAHPKUA11200078	5,000/-	As per decided in the 60 th meeting of the authority waived off the penalty.
12	Ashwani Kumar	HPRERAKAN2022025	5,000/-	Not deposited In the matter it was decided in the 45 TH meeting of the Authority that the penalty of Rs.5000/- will be imposed for non-submission of QPR for each QTR maximum till Rs.25000/- Thereafter the registration of agent will be revoked

Detail of cases of Real Estate Agents revoked during the year 01-04-2023 To 31-03-2024

Table NO. 7(C)

Sr. No.	Name &Address	Registration No.	Remarks
1.	Nitin Mittal	HPRERASOL2022016/A	The registration of agent revoked as he himself applied for cancellation his registration as agent.
2.	Ranjeet kumar	HPRERASHA06210103	-Do-
3.	Sunil Kumar	RERAHPSOA01210090	-Do-
4.	Mukesh Kumar	HPRERAMAN2023052/A	_Do-
5.	Visharad Sood	RERAHPKAA06210106	-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 thereunder during the period with effect 01.04.2023 to 31.03.2024 is at **TABLE-8**. No statement on interest and compensations has been ordered by the Adjudicating Officer with effect from 01.04.2023 to 31.03.2024 is at **TABLE-9**.

Cases decided by the H.P. Real Estate Regulatory Authority w.e.f.01.04.2023 to 31.03.2024.

Table No. 8

Sr. No	Name of the promoter 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 by promoter	Enhanced penalty amount	Remarks
1	2	3	4	5	6	7	8
1.	Sh. Chhaya Gupta V/s Rajdeep and Co.	12.04.2023	Matter was settled amicably and amount to the tune of Rs 12,55,344 refunded to the complainant	-	-	-	-
2.	Suneet Kumar Subham Construction V/s Amar Singh Kaushal	16.05.2023	Allottee directed to pay the maintenance charges within two months to the promoter.	-	-	-	-
3.	Vipin Kumar Singhal V/s Ahlawat Developer Baddi	19.05.2023	The promoter has been directed to hand over the possession of flat no 103 to the complainant and to obtain Occupation certificate and completion certificate in respect of above flat within 60 days	1,00,000			Appeal filed by the both parties
4.	Ahlawat Developers and promoter Baddi V/s Abdul Gaffar Kasane	26.05.2023	Allottee has been directed to pay the maintenance and electricity charges etc. to the promoter.	-	-	-	Appeal Filed
5.	Ahlawat	26.05.2023	-Do-	-	-	-	-

	Developers and Promoter Yash Paul						
6.	Ahlawat Developer and Promoter Sanjeev Kumar	26.05.2023	-Do-	-	-	-	-
7.	Ahlawat Developer and Nikhil Kumar	26.05.2023	-Do-	-	-	-	-
8.	Varinder Chopra, Present BTM Residents Welfare Association, Barog, bye pass Solan Vs Ashok Kumar Kukreja BTM	29.05.2023	The Respondent was restricted from altering, adding or adversely affecting the rights of the allottees in future in the common areas without first obtaining consent of atleast 2/3 of the allottees.	-	-	-	-
9.	Sh. Sushil Kuma Chaudhary V/S BTM Real Estate Developers	08.08.2023	Complaint regarding refund of Rs.17 lakh has been dismissed not producing the substantive and conclusive evidence of payment	-	-	-	-
10.	Sh. Sanjay Parashuram Khanvilkar v/s Rajdeep and Co.	22.08.2023	Matter was settled amicably and amount to the tune of Rs 11,13,000 refunded to the complainant	-	-	-	-
11.	Smt. Rajlaxmi Rohtaksha Bolar V/s Rajdeep and Co.	22.08.2023	The penalty to the tune of Rs1,00,000 was imposed on the promoter which has been deposited and further he has been directed to give allotment letter of flat.and signed the agreement with complainant	1,00,000/-	-	1,00,000/-	-
12.	Mohit Goyal V/S Omax Ltd.	12.09.2023	Interest to be paid to the allottee for Delayed possession within sixty days	-	-	-	-
13.	Reetu VS Omax Ltd	12.09.2023	-Do -	-	-	-	-
14.	Madhu Bala VS Omax Ltd	12.09.2023	-Do -	-	-	-	-
15.	Vipin Abrol vs Rajdeep and Co.	12.09.2023	Matter was settled amicably and advance amount to the tune of Rs 90,000/- refunded to	-	-	-	-

			the complainant by the promoter				
16.	Sujhatha Thri lok Vs Rajdeep andCo.	20.09.2023	Matter was settled amicably and advance amount to the tune of Rs 12,31,250/- refunded to the complainant by the promoter	-	-	-	-
17.	Prarena Sharma and Sachin Saroch Vs. rajdeep and Co.	29.09.2023	Matter was settled amicably and advance amount to the tune of Rs 34,28,000 refunded to the complainant by the promoter.				
18.	Vijay kumar Vs. Amarnath Aggarwal Builder Pvt. Ltd.	10.10.2023	Regarding repair of pipe fitting and leakage in bathroom etc. Complaint not found maintainable.	-	-	-	-
19.	Vikram Vohra Vs. Delanco Realtor Pvt. Ltd.	09.11.2023	Refund of amount to be paid to complainant to the tune of rs.4796,611 along with interest within sixty days.				Appeal filed
20.	Dr. Rakesh Chaudhary Vs. Shakun Infra Development Ltd.	02.12.23	Complaint withdrawn by the complainant regarding basic amenities,				
21.	Sh. Jaideep Gursej Vs HIMUNDA	02.12.2023	Matter was settled amicably and amount to the tune of Rs. 25,91,126 refunded to the complainant along with interest				
22.	Monika Trichal Vs. Rajdeep and Co.	14.12.2023	Matter was settled amicably and amount to the tune of Rs. Rs,13,50,000refunded to the complainant along with interest				
23.	Vishakha Ganjoo Vs. Rajdeep and Co	14.12.2023	Matter was settled amicably and amount to the tune of Rs. Rs,13,50,000refunded to the complainant along with interest.				
24.	Nitin Kumar Sardana V/s Rajdeep andCo	20.01.2024	Matter was settled amicably and amount to the tune of Rs. 61,51,000/- refunded to the complainant along with interest				
25.	Parul Sigal and	07.02.2024	The complaint filed by	1,00,000			

	Vipin Kumar Sigal Vs. Ahlawat Developer and promoters Baddi and others		complainants herein for revocation of the project under section 7 & 8 of the RERD Act, 2016 is held to be not maintainable in view of absence of complaint by the Association of the Allottees/Majority of the Allottees.				
26.	Jagannath Singh and another Vs Ahlwawat Developers and promoters Baddi	09.02.2024	If permission under section 118 is not granted so promoter has to refund of consideration amount Rs.31.82 lac with interest to the complainant				
27.	Rajinder Singh Vs Ahlawat Developers and promoters Baddi	09.02.2024	If permission under section 118 is not granted so promoter has to refund of consideration amount Rs.20 lac with interest to the complainant				
28.	Debgopal Bhar Vs. Ahlawat developer and Promoters Baddi	09.02.2024	If permission under section 118 is not granted so promoter has to refund of consideration amount Rs.25 lac with interest to the complainant				
29.	Gagan Raj Singh VS, Ahlawat Developer and Promoters Baddi	09.02.2024	If permission under section 118 is not granted so promoter has to refund of consideration amount Rs.19,01,400 lac with interest to the complainant				
30.	Sangeeta Pal Vs Ahlawat Developers and Promoters Baddi	09.02.2024	If permission under section 118 is not granted so promoter has to refund of consideration amount Rs.33.31 lac with interest to the complainant				
31.	Manisha Chand and another Vs. Ahlawat Developers and promoters Baddi	09.02.2024	If permission under section 118 is not granted so promoter has to refund of consideration amount Rs.33.25 lac with interest to the complainant				

32.	Preeti Mandal Vs. Rajdeep and Co	05.03.2024	Refund of Rs.10,51,001/- with interest within fifteen days.				
33.	Dr. Baljeet Vs. Ahlawat Developers and promoters	27.03.2024	If permission under section 118 is not granted so promoter has to refund of consideration amount Rs.55 lac with interest to the complainant.				

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.	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 HP RERA on 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:

- (A) 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 Sections under which the order was passed and brief particulars of the orders.

(i) Orders passed by the Authority:

(a) The Authority has passed 9 interim Orders and rest as final orders. The Orders passed by the Authority and details thereof are in Table-8.

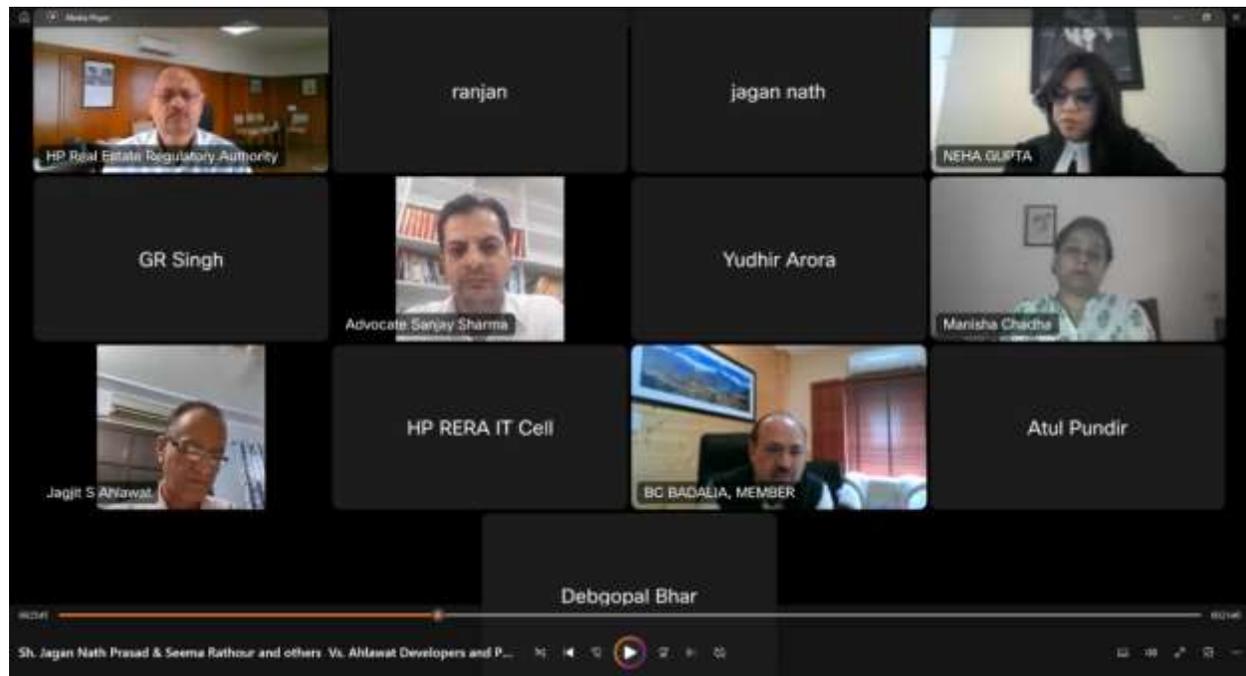
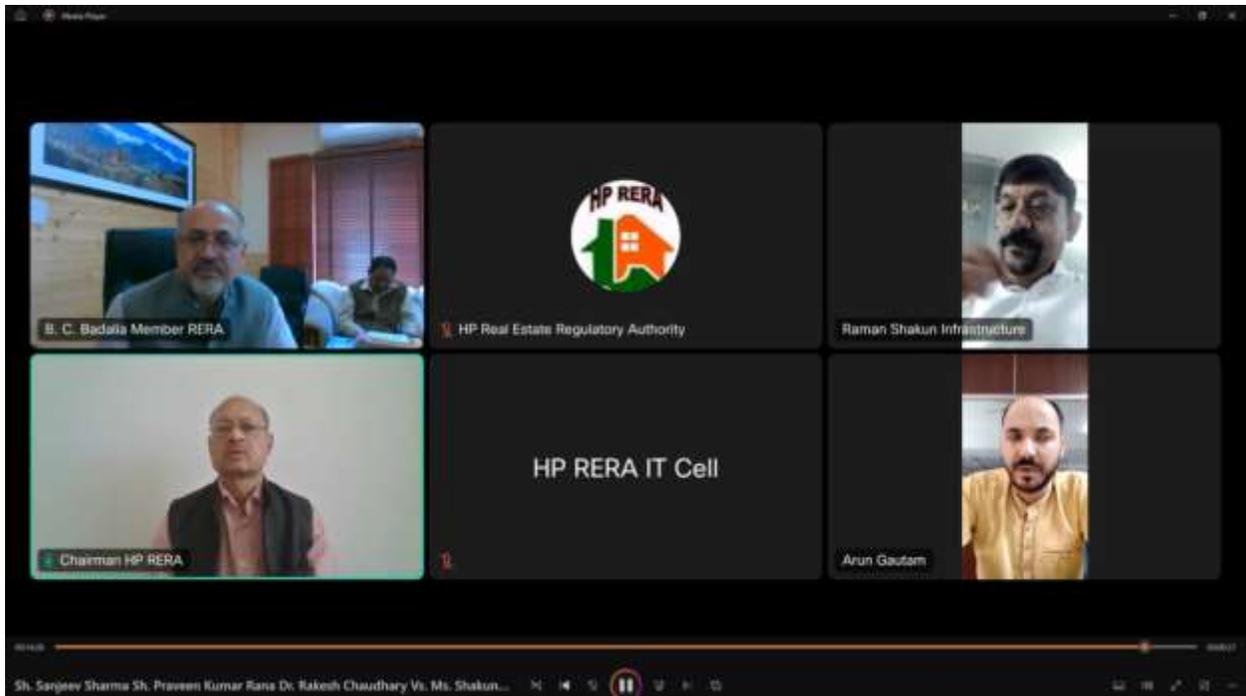
(b) The HPRERA held 332 numbers of hearings during the process of hearing complaints and execution petition(s) filed before this Authority. Out of 332 numbers of hearings, 38 numbers of hearings were held physically and remaining 294 numbers of hearing were held online through WebEx.

(ii) Orders passed by the Adjudicating Officer:

(a) No such orders were passed by the Adjudicating officer during 01.04.2023 to 31.03.2024.

Some of the glimpses of Online Complaint Hearing(s) through Cisco WebEx meetings 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 01.04.2023 to 31.03.2024 have been mentioned in **Table-8**.

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

11 numbers of Revenue Certificate issued by the Authority during 01.04.2023 to 31.03.2024.

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

No such order of Revenue Certificate issued by the Authority during 01.04.2023 to 31.03.2024.

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 01.04.2023 to 31.03.2024.

K. Appeals pending with Appellate Tribunal:

(i) Number of appeals pending on 1.04.2023	21
(ii) Appeals filed during the year i.e.01.04.2023to 31.03.2024	16
(iii) Number of appeals decided during the Year 2023-24	13
(iv) No. of appeals pending as on 31.03.24	24

L. References received from the appropriate Government under Section 33:

No such references 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 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.

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 concepts 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)-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 nor members were appointed nor any of them demitted the office during the year w.e.f. 01.04.2023 to 31.03.2024.

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

The Adjudicating Officer has not demitted the office during 01.04.2023 to 31.03.2024.

(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 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.

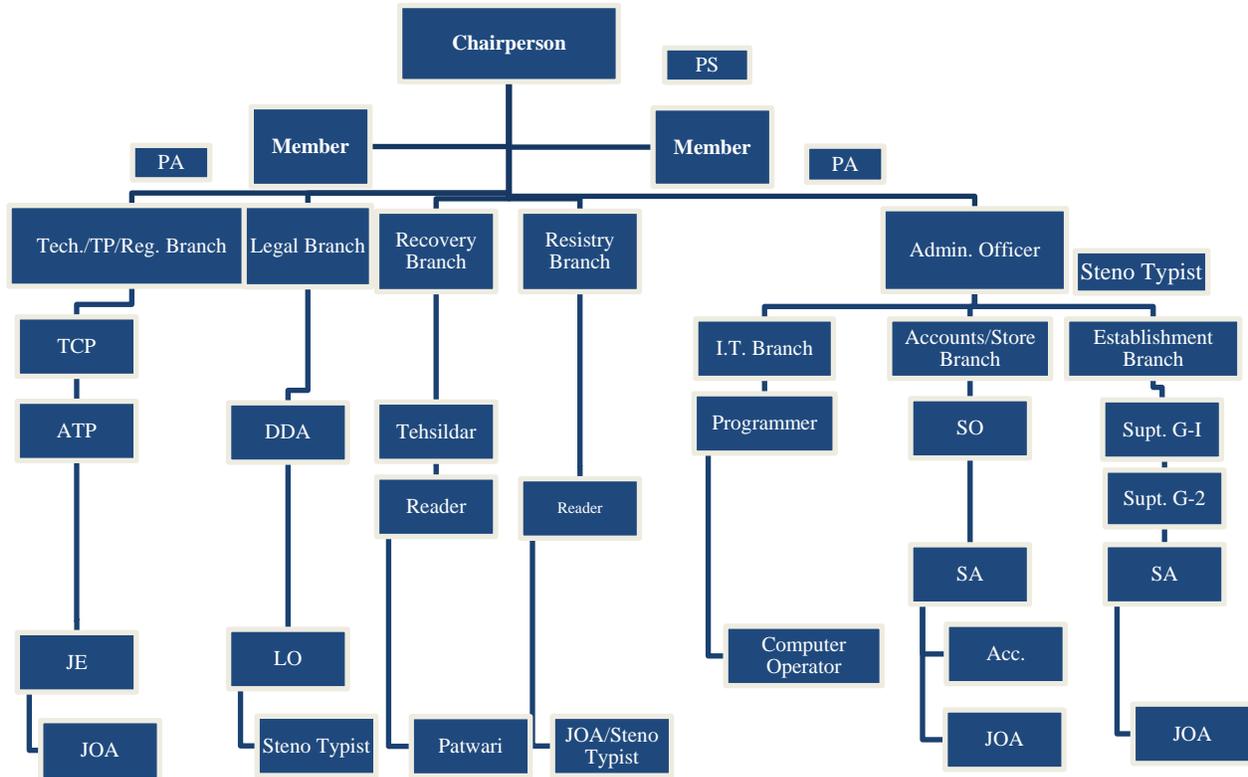
- (c) The Government of Himachal Pradesh in exercise of the powers vested under sub-section-4 of Section 43 of the Real Estate (Regulation and Development) Act, 2016 confer the power and jurisdiction upon the Hon'ble Haryana Real Estate Appellate Tribunal, Karnal, to hear appeals preferred against the 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).

Visit of Hon'ble Chairman, Haryana Real Estate Appellate Tribunal Justice Rajan Gupta.



(vi) **Organizational Structure:**

The Organisational Structure of the Himachal Pradesh Real Estate Regulatory Authority is at Table No. 11.



(vii) 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 31.03.2024 in HP,
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	8/10/2021
2	Town Planner	I	1	1	-	Re- employment	08.10.2021
3	Asstt. Town Planner	I	2	2	-	Re- employment/ Outsource basis	01.06.2021 07/09/2022
4	Private Secretary	I	1	1	-	Secondment on Re- employment	Upto 31/01/2024 01.03.2024 onwards
5	Deputy District Attorney	I	1	1	-	On Secondment	03.07.2021
6	Superintenden t Gr-I.	I	1	1	-	Re- employment	07.01.2020
7	Programmer	I	1	1	-	On Secondment basis	01.01.2020
8	Tehsildar	I	1	-	1	Nil	-
9	Section Officer, (F&A)	II	1	1	-	On Secondment basis	30.01.2020
10	Reader	I	1	1	-	Re- employment	7/3/2020
11	Law Officer	II	1	1	-	Outsource basis	28.12. 2021
12	Superintenden t Gr-II.	II	1	1	-	Re- employment	16/06/2023
13	Personal	II	2	2	-	Re-	22/8/22

	Assistant					employment	
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	---	---
17	Computer operator	III	1	1	-	Developer (IT) NISCI outsource	01.01.2020
18	Patwari	III	1	-	1	Nil	-
19	Junior Office Assistant	III	5	5	-	Outsource basis	17.03.2020
20	Steno Typist.	III	4	3	1	On Contract	02/01/2023, 04/01/2023 and 05/01/2023
21	Drivers	III	5	5	-	On Secondment	01.04.2020 & 28.05.2020
						Regular	01.01.2022 01.01.2022
						Re-employment	26.05.2020
22	Peon	IV	7	7	-	On Secondment	04.01.2020
						Out Source Basis	17.02.2020 & 27.08.2021
23	Sweeper	IV	2	2 (Outsource)	-	On Outsource	23/11/2023
	Total		43	39	6		23/11/2023

O. Experts and Consultants Engaged:

Neither any expert nor consultant was appointed/ engaged nor did any demit the office during 01.04.2023 to 31.03.2024.

Visit of Member Haryana Real Estate Regulatory Authority, Panchkula Sh. Nadim Akhtar



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

No such measures were undertaken during 01.04.2023 to 31.03.2024.

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 31.03.2024)

Sr. No.	Description	Amount Rupees
1.	Grant-in-Aid-41(Salary)	1,98,40,000
2.	Grant-in-Aid-42 (Non-Salary)	17,17,000
3.	Interest	16,61,305
4.	Other Income(including registration fee and penalty,etc.)	1,11,18,858
	Total	3,43,37,163

(iii) Actual expenditure under broad categories.

Table No. 14
EXPENDITURE
(Up to 31.3.2024)

Sr.No.	Description	Amount (In Rs.)
1.	Grant-in-Aid-41 (Salary)	2,04,29,289
2.	Grant-in-Aid-42 (Non-Salary)	40,56,016
3.	Other Expenditure	53,24,251
	Total	2,98,09,556

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

Table No.15
BALANCE
(Up to 31.03.2024)

Sr.No.	Description	Amount (In Rs.)
1.	Grant-in-Aid-41 (Salary)	1,10,23,334
2.	Grant-in-Aid-42 (Non-Salary)	Nil
3.	Interest	16,61,305
4.	Other Receipts	57,94,607
	Total	1,84,79,246

Any other Information =

Note:-

1. In view of above, it is submitted that in previous Financial Year i.e 2023-24 a sum of Rs.1,98,40,000/-in salary head and Rs.17,17,000/- in non-salary head was released in favour of RERA HP and expenses made during the year is higher than the grant received which has been incurred from the available funds of previous financial year.
2. Further, a sum of Rs. 16,10,000/- and 48,10,000/- in r/o QPR, APR& other penalties received from various project holders/promoters Agents, etc. have been deposited in the Government Head No.0216-01-105-01.

R. International co-operation:

No such international co-operation was undertaken during 01.04.2023 to 31.03.2024.

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 outside India) 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 01.04.2023 to 31.03.2024.

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. 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 this Authority

is also hearing & disposal of the execution petitions filed by decree holder against the judgement 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 of Information Act, 2005 from 01-04-2023 to 31-03- 2024**

No. of applications received by the PIO	No. of applications for which reply provided by the PIO	No. of applications with PIO
34*	30	04

* Out of 34 numbers complaint 11 numbers received Online and 23 numbers received Offline

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

No. of appeals received by the PIO	No. of appeals for which reply provided by the PIO	No. of appeals with PIO
01	01	NIL

Pendency=Nil

- (i) Number of appeals filed before the First Appellate Authority against the order of PIO =01
- (ii) Number of appeals which have been disposed of by First Appellate Authority =01
- (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

