

हिमाचल प्रदेश सरकार



HIMACHAL PRADESH REAL ESTATE REGULATORY AUTHORITY

ANNUAL REPORT
(2022-23)



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 3rd Annual Report for the Financial Year 2022-23, by the Himachal Real Estate Regulatory Authority, Himachal Pradesh.

Every individual harbours the dream of owning their 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 daily. 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 Act. This Act is formally known as 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 1, 2020, and this annual report provides a comprehensive overview of all the activities and programs undertaken by the Authority during the Financial Year 2022-23, 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 registration for projects by builders and developers being a significant milestone.

To raise awareness among the public, HPRERA has 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 their projects promptly.

HPRERA is making steady progress and fulfilling its duties and responsibilities efficiently. However, there is always room for improvement. We extend our sincere gratitude to Hon'ble Chief Minister Shri Sukhwinder Singh Ji and to Sh. Devesh Kumar Principal Secretary, Town and Country Planning, Urban Development & Housing Department, Government of Himachal Pradesh, for their invaluable guidance and unwavering support in our 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 and 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 consumers/ 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	Real Estate Regulatory Authority organized All India Forum for Real Estate Regulatory Authorities (AIFORERA) meet/ seminar which was held on 16th & 17th June, 2022 at Chail, Solan.

Dignitaries during AIFORERA Seminar 16th & 17th June, 2022 at Chail, Solan





(iii) Important Achievements:

- (a) For the financial year 2022-23, 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 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 31-03-2022, this Authority has registered 58 numbers of Real Estate Project and 76 numbers of Real Estate Agents.
- (c) During the financial year 2022-23 i.e. 01-04-2022 and up to 31-03-2023 this Authority has registered additional 48 numbers of Real Estate Projects and 27 numbers of Real Estate Agents. Now, the total figure of registered Real Estate Projects is 150 and Real Estate Agents are 142.

- (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 in Real Estate Buyers.

HP Real Estate Regulatory Authority website/web portal has been selected for “Award of appreciation” by the 20th SIG e-Governance Awards, 2022 on March 25, 2023.

20th CSI SIG e- Governance Awards 2022 ceremony Delhi

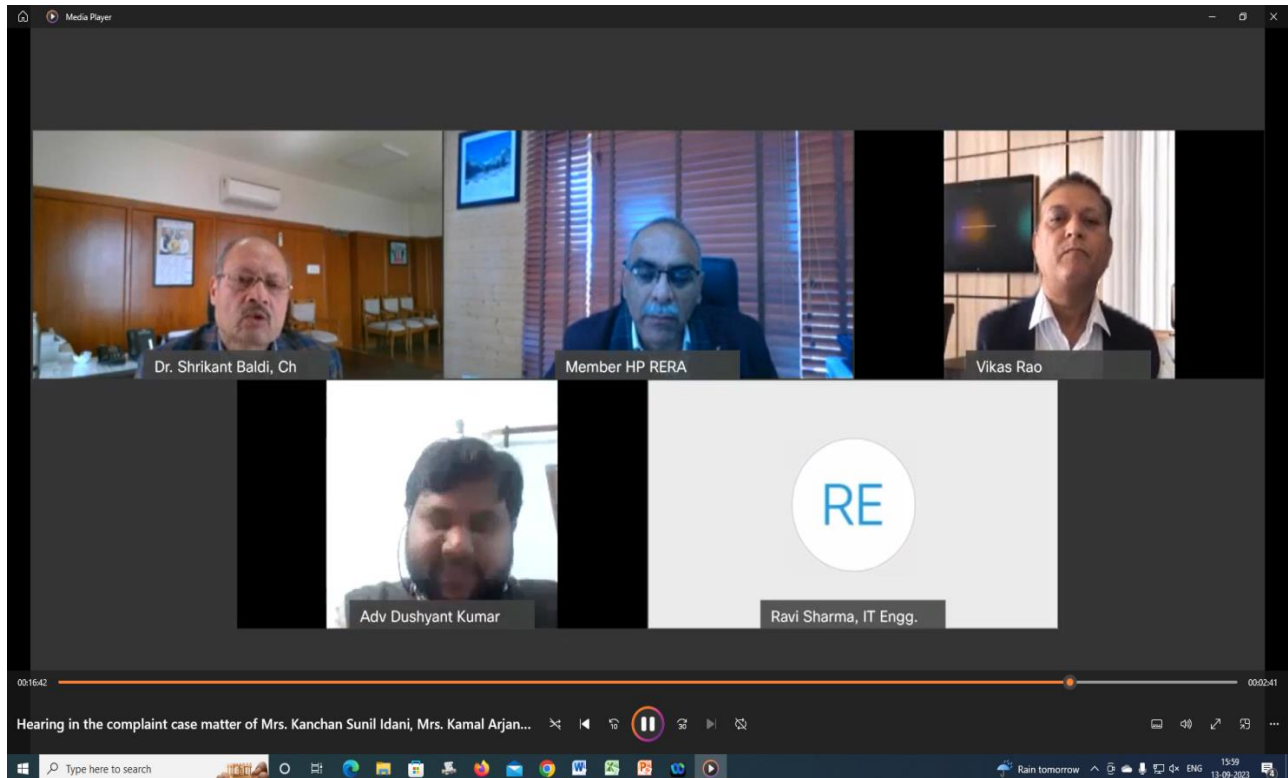
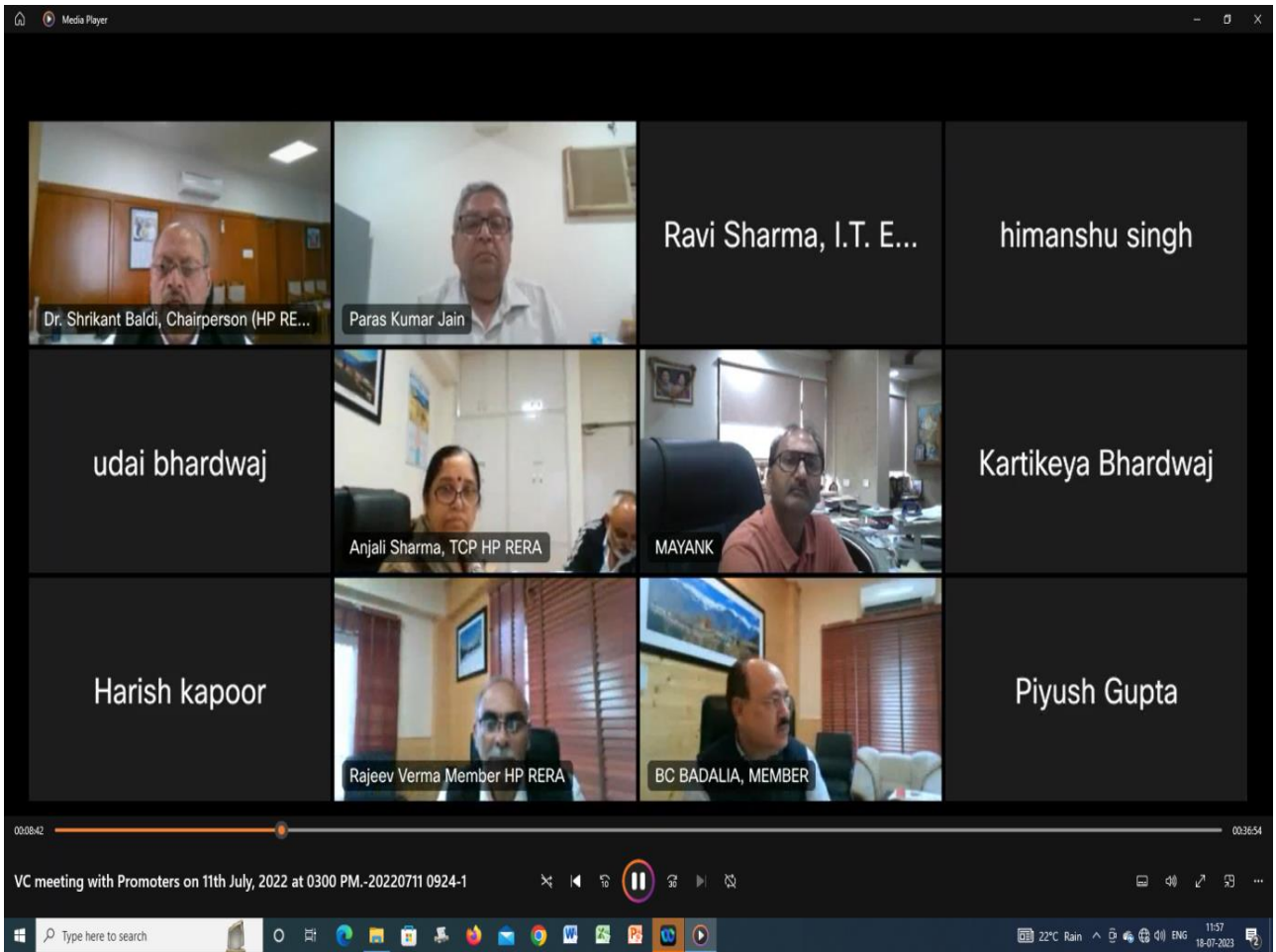


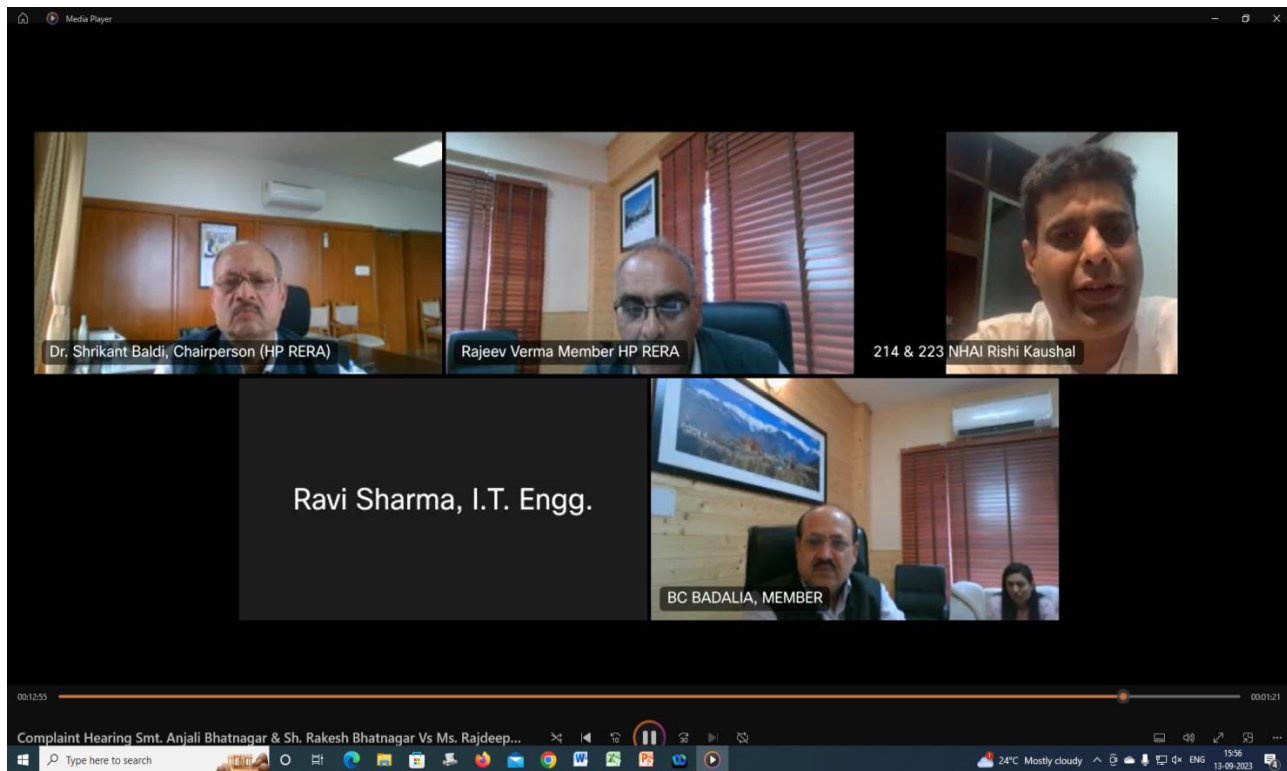
- (e) This Authority encourages the promoters for submission of periodical Progress Reports including Quarterly Progress Reports and Annual Progress Reports online. Promoters and Real Estate Agents have been sensitized through VC meeting and WebEx held with the promoters/representatives on 29-06-2022, 11-07-2022, 21-10-2022 and 27-12-2022. The Authority has got good response for completing all essential requirements for submission of the above-mentioned reports.

(iv) Capacity Building:

During the current financial year VC meetings through Cisco WebEx were held with the promoters on 29-06-2022, 11-07-2022, 21-10-2022 and 27-12-2022. 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 11th July, 2022.





(v) International Engagements:

- (a) There were no international engagements between 01-04-2022 to 31-03-2023.
- (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. During the year All India Forum of Real Estate Regulatory Authorities (AIFORERA) meet/seminar was held on 16th & 17th June, 2022 at Chail, Solan which was hosted by this Authority and inaugurated by the then Urban Development Minister of Himachal Pradesh, Sh. Suresh Bhardwaj. The interaction regarding issues related to opportunities and challenges were discussed.

(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, 29 numbers of persons have filed their complaints with this Authority during 01-04-2022 to 31-03-2023. Thus, the total complaints filed with this Authority are 64 numbers. Whereas 27 numbers of complaints have been disposed of w.e.f. 01-04-2022 to 31-03-2023 and the hearings in the remaining 47 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 48 numbers of Real Estate Projects during the year. Thus till 31-03-2023 total registered projects with HP, RERA are 150 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. During the year 01-04-2022 to 31-03-2023 it has registered 27 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 01-04-2022 to 31-03-2023 including name of the promoters is at Table-2 & Table-3.

TABLE NO. 2

REAL ESTATE PROJECTS REGISTERED FROM 01-04-2022 TO 31-03-2023

Sl. No	Name of the Project	Name of promoter Sh./ Smt. /Miss/M/s	Mail ID	Description of project for which registration has been issued	Fee paid Amount (in Rs.)	Registration Number	Date of issue of registration	Date on which registration expires
1	2	3	4	5	6	7	8	9
1.	The Marq	Vishva F and B	documentshandpl@gmail.com	Development/Construction Commercial	1,21,563.00	HPRERASOL2022004/P	13.04.2022	13.04.2025
2.	Harvinder Singh Lamba	Harvinder Singh Lamba	Jasveen92@gmail.com	Plotted Residential	12,180.00	HPRERASOL202005/P	26.04.2022	26.10.2022
3.	Sh. Shyam Vihar Colony	Smt. Priti and Sh. Gurbachan Singh	TAYALBOBBY@YAHOO.COM	Plotted Mixed Use Residential & Commercial	61,584.00	HPRERASOL2022006/P	01.05.2022	01.05.2023
4.	MB Builders	Sh. Verender Kumar & Smt. Minakshi Sharma	Rohitdadwa10@gmail.com	Plotted Residential	23,346.00	HPRERAUNA2022007/P	08.05.2022	08.08.2022
5.	Ourea Valley	JBC Promoters and Developers Private	Jbcpromotersanddevelopers786@gmail.com	Development/Construction Mixed Use Residential	1,70,881.00	HPRERASOL2022008/P	09.05.2022	09.05.2027
6.	Bala Ji Enclave	Harbans Singh, Indu Walia, Karan Singh	Singhkaran97@yahoo.com	Plotted Residential	9,290.00	HPRERAUNA2022009/P	21.06.2022	21.06.2024
7.	Roop Housing Colony	Sh. Roop Ram	Kumarsanje39@gmail.com	Plotted Residential	18,750.00	HPRERASHI2022010/P	21.06.2022	21.06.2024
8.	New Panjehra	Ram Lok, Ram Kumar, Ram Gopa, Ramesh Kumar	harbanspatial@gmail.com	Plotted Commercial	2,40,768.00	HPRERASOL2022011/P	05.07.2022	05.07.2023
9.	Nature Heaven	Nature's Heaven	Anand08677@yahoo.com	Development/Construction Residential	80,249.00	HPRERASOL2022012/P	07.07.2022	07.07.2025

10.	7 Square	Gagan Jain & Ajitpal Jain	Drgagan100@gmail.com	Plotted Commercial	53,615.00	HPRERASOL2022014/P	08.07.2022	08.07.2023
11.	Nagsons Vedanta Villas	Nishant Nag	Nag-nishant@yahoo.co.in	Development/Construction Residential	35,070.00	HPRERASHI2022013/P	08.07.2022	08.07.2026
12.	Walia Plots	Navin Khanna (Owner) Anup Walia (Developer)	Anupwalia2@gmail.com	Plotted Mixed Use Residential & Commercial	35,07.00	HPRERAKAN2022015/P	08.07.2022	08.07.2027
13.	Pine Corn	Brigender Singh Panwar	Vns.019@gmail.com	Plotted Residential	1,18,020.00	HPRERASOL2022016/P	12.07.2022	12.07.2032
14.	Ashray	Hill View Infrastructure Private Limited	sidhant@aravaligroup.com	Plotted Development/Construction Mixed Use Residential 7 Commercial	50,000.00	HPRERASOL2022017/P	01.08.2022	01.08.2027
15.	Pd Steel Complex	Pd Steels (A Sole Prop Firm of Skewal Krishan s/o Sh. Chhotu Ram) H	KEWAL1961@YAHOO.COM	Plotted Development/Construction Commercial	1,11,483.00	HPRERASOL2022018/P	04.08.2022	04.02.2026
16.	Housing Colony Narghota Dharamshala	HP Housing and Urban Development Authority	Info2himuda.com	Plotted Development/Construction Mixed Use Residential & Commercial	7,50,000.00	HPRERAKAN2022019/P	05.08.2022	05.08.2042
17.	Shimla Mountain Colony	Ajay Goel, Ginni Goel, Aditya Goel, Shalok Goel	Shimlamountain1234@gmail.com	Plotted Mixed Use Residential & Commercial	1,47,960.00	HPRERASHI2022020/P	10.08.2022	10.08.2025
18.	Him Developers	Damodari Devi	thakur.kkp@gmail.com	Plotted Residential	11,447.00	HPRERAMAN2022021/P	11.08.2022	11.08.2024
19.	Plotted Residential Project of "Handa Estate-1"	Mrs. Navneet Handa	Ashu123456khan@gmail.com	Plotted Residential	40,560.00	HPRERACHA2022023/P	29.08.2022	29.08.2027

20.	Plotted Residential Project of Handa Estate-2	Mr. Hitkaran Handa and Ashok Kumar Through Spa Sh. Ashok Kumar	Shivanisharera1997@gmail.com	Plotted Residential	58,204.00	HPRERACHA2022022/P	29.08.2022	29.08.2027
21.	Golden Plots	Sh. Jai Prakash Smt. Vidya, Smt. Asha Smt. Nisha and Smt. Usha	Rk1968.sharma@gmail.com	Plotted Residential	52,830.00	HPRERASHI2022024/P	29.08.2022	29.08.2027
22.	Vinod Chand and Rukmani Kumari	Vinod Chand and Rukmani Kumari	Sanjay.kangra@gmail.com	Plotted Residential	15,360.00	HPRERAHAM2022025/P	16.09.2022	16.09.2025
23.	IGMC Doctors Co-operative Housing Society Ltd.	Sa @ Co (Promoter) Umesh Sharma (Promoter) Igmc Doctors Co-opertaive Housing Society Ltd. (Promoter)	igmcociety@gmail.com	Development/construction Residential	1,56,62.00	HPRERASHI2022026/P	19.09.2022	19.09.2025
24.	Ambika Hills	D' worth Builders Llp	Parveen.ambika@gmail.com	Development/Construction Mixed Use Residential 7 Commercial	1,38,054.00	HPRERASOL202027/P	27.09.2022	27.09.2026
25.	Proposed Housing Scheme At Mahal Chanaan (Jathia Devi) Phase-I	H.P. Housing and Urban Development Authority	info@himuda.com	Plotted Mixed use Residential & Commercial	19,79,169.00	HPRERASHI2022028/P	13.10.2022	13.10.2052
26.	Meera Enclave	Amit Vaidya (Promoter Developer)	Amitvaidya181269@gmail.com	Plotted/Residential	91,530.00	HPRERAMAN2022029/P	02.11.2022	02.11.2024
27.	Mohan Housing Colony	Mohan Lal	mohanlalverma2023@gmail.com	Plotted Residential	13,500.00	HPRERASHI2022030/P	25.11.2022	25.11.2025
28.	Thakur Villa Project	Deepak Thakur	deepakt0073@gmail.com	Plotted Residential	15,428.00	HPRERASOL2022031/P	29.11.2022	29.11.2023

29.	Shree Balaji Enclave-I	Sunil Dutt, Satish Kumar, Ashok Kumar, Ranjana Sharma, Poonam Rani & Nishu Rani	manojthakur@gmail.com	Plotted Residential	91,817.00	HPRERASOL2022032/P	16.12.2022	16.12.2025
30.	Manvinder Singh Lamba	Manvinder Singh Lamba	hslamba55@gmail.com	Plotted residential	10,080.00	HPRERASOL2022033/P	16.12.2022	16.12.2023
31.	Maya Devi, Sub-Division of plots	Rattan Singh and Ashok Kumar	homedesign91@gmail.com	Plotted Residential	18,820.00	HPRERASOL2022034/P	24.12.2022	24.12.2025
32.	Sun Rise Colony	Sh. Tek Ram	Ctek2053@gmail.com	Plotted Residential	12,400.00	HPRERASHI20203035/P	09.01.2023	09.01.2028
33.	M/S Shree Balaji Enclave-2	Sh. Satish Kumar, Ashok Kumar, Ranjana Sharam & Sudhanshu Sharma	balaj.baddi@gmail.com	Plotted Residential	52,682.00	HPRERASOL2023039/P	18.01.2023	18.01.2026
34.	Zudha By Manasarover Buildtech	Mansarover Buildtech Pvt. Ltd	pahwa.arpan@gmail.com	Development/Construction	73,554.00	HPRERASHI20203037/P	18.01.2023	18.01.2030
35.	Rk	Jyoti Walia & Rita Sharma	Rkpropertyassociates01@gmail.com	Plotted /Residential	40,435.00	HPRERAMAN2023038/P	18.01.2023	18.01.2023
36.	Osd plots	Sh. Sushil Thakur, Dushyant Thakur and Om Prakash	ashokkanoungo@yahoo.com	Plotted/residential	12,140.00	HPRERASOL2023041/P	27.01.2023	27.01.2029
37.	Ishwer Housing Colony	Sh. Ishwar Dass	dassishwar1975@gmail.com	Plotted Residential	8,940.00	HPRERASHI2023042/P	27.01.2023	27.01.2028
38.	Verma Estate	Mr. Ranjit Verma	seemathakur2295@gmail.com	Plotted Residential	12,160.00	HPRERASOL2023043/P	02.02.2023	02.02.2026
39.	Nesta Homes	Najafgarh Projects LLP	goa.raj69@gmail.com	Development/Construction/Residential	40,859.00	HPRERASOL2023044/P	02.02.2023	02.02.2038
40.	Snowview Hills	Snowview Hills Pvt. Ltd.	vineethgupta@gmail.com	Development/Construction	53,530.00	HPRERASOL2023045/P	18.02.2023	18.02.2026

41.	Green Valley (Pawan Girish and Manoj)	Pawan, Girish and Manoj Green Valley	pundeer225@gmail.com	Development/construction Mixed Use Residential/Commercial	3,55,305.00	HPRERASOL20239946/P	18.02.2023	18.02.2028
42.	Chester Hills-2	M/Chester Hills (Developer/promoter Sh. Hansraj Thakur Promoter/Land Owner	htpl@chesterindia.in	Plotted Development/Construction Mixed use Residential Commercial	4,20,165.00	HPRERASOL2023047/P	02.03.2023	02.03.2024
43.	Noorpur Hills Estate	Noorpur Hills Estate	noorpurhillsestate@gmail.com	Plotted Residential	7,20,270.00	HPRERAKAN2023048/P	14.03.2023	14.03.2021
44.	Pine Valley Shakral	Mohan Lal	mohanlalkashyap803@gmail.com	Plotted Residential	13,220.00	HPRERASHI2023051/P	28.03.2023	28.03.2027
45.	Hill Grove Colony	Sh. Geeta Ram	geetaram01071953@gmail.com	Plotted Residential	18,080.00	HPRERASHI2023051/P	28.03.2023	28.03.2028
46.	Plots at Sangti	Devender Kumar	piyushgupta@outlook.com	Plotted Residential	52,754.00	HPRERASHI2023049/P	28.03.2023	28.03.2026

TABLE NO. 3

REAL ESTATE AGENTS REGISTERED FROM 01.04.2022 TO 31.03.2023

Sl. 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	Remarks
1	2	3	4	5	6	7	9
1.	Raman Jamwal	House No. 131, below D.A.V School, Sector-3, Shimla, HP-171009	5000/-	RERAHPSOA03210095	24.03.2023	24.03.2028	
2.	Braham Dass Mandhotra	Bindraban Palampur, Kangra, HP-176061	5,000/-	RERAHPKAA09200071	21.03.2023	21.03.2028	-
3..	Anil Kumar	Village Matlana, Post Office Parara Matkana, Sirmaur, HP-173001	5,000/-	RERAHPSOA04210099	21.02.2023	21.02.2028	-
4.	Tejpal	VPO Raipur, Sahohra Ward No.	5,000/-	HPRERAUNA2023031/A	21.03.2023	21.03.2028	-
5.	Dheeraj Adwin Joshua	Opposite Gram Panchayat Lohan, Ward No-6, Post Office Bundla Tea Estate Tehsil Municipal Corporation Ward No. 1, Palampur, Kangra, HP	5,000/-	HPRERAKAN2023033/A	24.03.2023	24.03.2028	
6.	Brickacres Intermediary Services Pvt.Ltd. non individual Company	Bricks Intermediary Services Pvt. Ltd. SCO-218-219, Sector 34A, Chandigarh-160022	5,000/-	HPRERACHA2023029/A	02.03.2023	03.07.2028	
7.	Arjun Singh	Village Dhoran, P.O Darang, Tehsil Palampur, Kangra, HP-176060	5,000/-	HPRERACHA2022026/A	16.12.2022	16.12.2027	
8.	Ashwani Kumar	VPO Belher, Dharamshala Kangra, HP-176052	5,000/-	HPRERAKAN2022025/A	16.12.2022	16.12.2028	
9.	Upasana Thakur Non-Individual (Sole Proprietorship Firm)	W/o Sanjeev Thakur, Thakur Niwas, Jaunaji Road, Solan, HP-173212	15,000/-	HPRERASOL2023027	09.01.2023	09.01.2028	
10.	Yash Manoj Handa	D4/1403 Parsvnath Exotica, Golf Course Road, Gurgaon Haryana-122002	5,000/-	HPRERAGUR2023030	09.03.2023	09.03.2028	

11.	Sahil Sharma	C/o Ajay Sharma Village State Godam, Post Office Yol Cantt, Tehsil Dharamshala, Chhatair 494/1 Kangra, HP-176052.	5,000/-	RERAHPKAN2022022/A	27.10.2022	27.10.2027	
12.	Ajay Sood	Village Shaktinagar, PO Samoli, Tehsil Rohru, Shimla, HP-171207	5,000/-	HPRERASHI2022020/A	06.10.2022	06.10.2027	
13.	Ranjeet Singh	Village Mainya, PO Bhojnagar, Solan, HP-173229	5,000/-	HPRERASOL2022021/A	27.10.2022	27.10.2027	
14.	Ashish Kholi	QTR No. 260 Near KJ Bose Rehari Colony, Jammu and Kashmir-180005	5,000/-	HPRERAJAM2022023	25.11.2022	25.11.2027	
15.	Dheeraj Kumar	Village Bhagwanpura P.O Sarol, Tehsil Chamba, HP-176310	5,000/-	HPRERACHA2022024/A	29.11.2022	29.11.2027	
16.	Kamlesh Kumar	V.P.O Galma, Tehsil Balh Mandi, HP-175008	5,000/-	HPRERAMAN2022019/A	04.08.2022	04.08.2027	
17.	Dinesh Azad	MIG-185, Block-14, Sector-4 Parwanoo, Solan, HP-173220	5,000/-	HPRERASOL2022017/A	24.07.2022	24.07.2027	
18.	Nitin Mittal	MIG-142, Sector-4, Parwanoo, Solan, HP-173220	5,000/-	HPRERASOL2022016	24.07.2022	24.07.2027	
19.	Bhim Singh non-individual Company	75 BARA (797), KUMARHATTI TEHSIL AND DISTT SOLAN HIMACHAL PRADESH 173229	5,000/-	HPRERASOL2022018/A	04.08.2022	04.08.2027	
20.	Madhyam Estate Linkers Pvt.Ltd.	312, 3rd floor US Complex Jasola, Sarita Vihar, South Delhi-110076	5,000/-	HPRERASOU2022015/A	24.07.2022	24.07.2027	
21.	Kamal Kumar	House No. 165/11, Purana Bazaar Sundernagar, Mandi, HP-174402	5,000/-	HPRERAMA2022019/A	04.08.2022	04.08.2027	
22.	Kulbinder Singh	Village Ghadoon, P.O Dehan, Tehsil Palampur, Kangra, HP-176102	5,000/-	HPRERAKAN2022012/A	21.05.2022	21.05.2027	

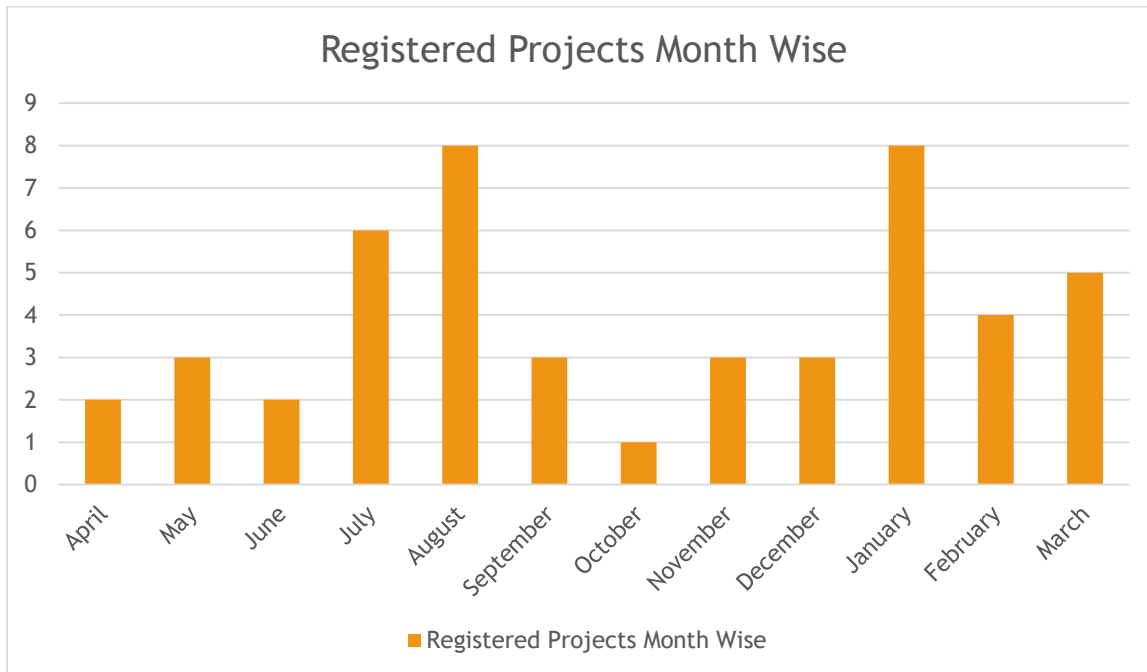
23.	Real Pro Realty Solutions Pvt. Ltd. non-Individual Company	5th Floor Prius Platinum D-3, District Centre Wing Saket, North West Delhi -110017	20,000/-	HPRERANO2022014/A	18.07.2022	18.07.2027	
24.	Crocus venture Pvt. Ltd Non Individual Company	D-15/ap/III, Palam Vihar Gurgaon, Haryana-122017	20,000/-	HPRERAGUR2022011	21.05.2022	21.05.2027	

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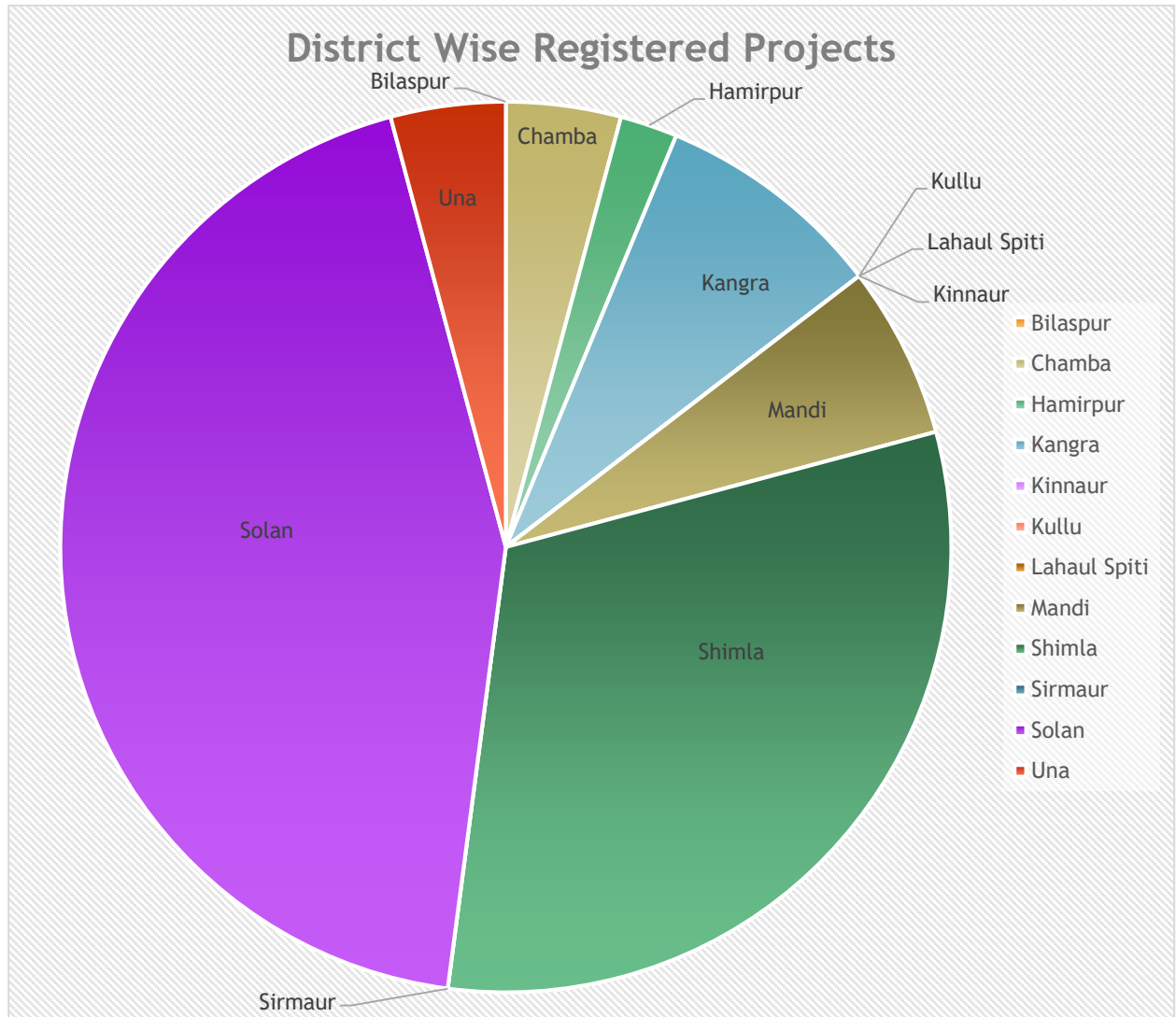
Total Number of Real Estate Project registered by HPRERA in the State (Year Wise)



Number of Registered Project in HPRERA during F.Y. 2022-23 (Month Wise)



No. of Registered Project in HPRERA during F.Y. 2022-23 (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	29	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	02	Nil	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 Promoters have been directed to submit Periodical Progress Reports including the Quarterly Progress Reports	(i) Quarterly Progress Report is being submitted by the promoter regularly online but still there are minor deficiencies. Therefore, WebEx meetings were held with the Promoters on 29-06-2022, 11-07-2022, 21-10-2022, 27-12-2022 to guide them regarding above.	Through WebEx VC meetings, Promoters have been guided how to remove the minor deficiencies and their doubts are also being resolved on telephone. The reports are being monitored regularly.

	(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. To remove their doubts WebEx meeting was held with the agents on 29.06.2022.	Through WebEx VC meeting, 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
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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.15,65,000/- 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 (01.04.2022 to 31.03.2023)

Table -7(A)

Sr. No.	Name of Promoter and Project	Details of Penalty imposed by the Authority	Penalty amount (in Rs.)	Whether paid
1.	The Whispering Pines	17.09.2022	50,000	-Yes-
2.	Surya Builders	17.09.2022	25,000	Penalty amount recovered from the bank account of the promoter .
3.	Sub-Division of land Sh. Dinesh Parashar	17.09.2022	25,000	Penalty was imposed for non-submission of QPR. Penalty amount has been waived off as they were filing QPR for the first time
4.	Bohemian Chateaus	17.09.2022	50,000	-do-
5.	Housing Colony at Dehra, Distt. Kangra, HP.	17.09.2022	50,000	-do-
6.	Springale Resort & Villas Pvt. Ltd.	17.09.2022	50,000	-do-
7.	Ziba Valley	17.09.2022	50,000	-do-
8.	High Valley Apartments	17.09.2022	50,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter
9.	Kasauli Paraiso	17.09.2022	25,000	-Yes-
10.	Mashobra Hills	17.09.2022	50,000	-Yes-
11.	New Town Baddi	17.09.2022	50,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter
12.	Rijul Jain	17.09.2022	50,000	-do-
13.	Scenic View Residency	17.09.2022	25,000	-do-
14.	Space 9	17.09.2022	50,000	Penalty amount recovered from the bank account of the promoter
15.	Sub- Division of land Sh. Anil Vashisht & others	17.09.2022	50,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter
16.	Urban Greens	17.09.2022	50,000	-Yes-
17.	The Marq	17.09.2022	50,000	Penalty was imposed for non-submission of QPR. Penalty has been waived off as he has submitted the proof of submission QPR well in time
18.	Balaji Enclave	17.09.2022	25,000	Penalty was imposed for non-submission of QPR. Penalty amount has been waived off as they were filing QPR for the first time
19.	MB Builders	17.09.2022	25,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter.
20.	Ourea Valley	17.09.2022	50,000	-do-
21.	Roop Housing Colony	17.09.2022	25,000	Penalty was imposed for non-submission of QPR. Penalty amount has been waived off as they were filing QPR for the first time

22.	Shyam Vihar Colony	17.09.2022	50,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter
23.	Bohemian Chateaus	31.12.2022	40,000	-do-
24.	Ziba Valley	31.12.2022	40,000	Directions were sent to concerned bank managers for recovery of penalty amount from the bank account of the promoters
25.	New Town Baddi	31.12.2022	40,000	Directions were sent to concerned bank managers for recovery of penalty amount from the bank account of the promoters
26.	Scenic View Residency	31.12.2022	20,000	-do-
27.	Sub-Division of land Sh. Anil Vashisht & others	31.12.2022	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter
28.	Smt. Anju & Smt. Raj Rani	31.12.2022	20,000	-do-
29.	Ourea Valley	31.12.2022	40,000	-do-
30.	Shyam Vihar Colony	31.12.2022	40,000	-Yes-
31.	Rijul Jain	31.12.2022	40,000	-Yes-
32.	Ziba Valley	24.02.2023	40,000	Directions were sent to concerned bank manager for recovery of penalty amount from the bank account of the promoter
33.	New Town Baddi	24.02.2023	40,000	-do-
34.	Scenic View Residency	24.02.2023	20,000	-do-
35.	Sub-Division of land Sh. Anil Vashisht & others	24.02.2023	40,000	-do-
36.	Ourea Valley	24.02.2023	40,000	-do-
37.	Shyam Vihar Colony	24.02.2023	40,000	-do-
38.	New Panjehra	24.02.2023	40,000	-do-
39.	Smt. Anju and Smt. Raj Rani	24.02.2023	20,000	-do-
40.	Springdale Resort & Villas Pvt. Ltd.	24.02.2023	40,000	-do-

Detail of Imposition of penalty for non-submission of periodical progress Reports by the Real Estate Agents (01-04-22 to 31-03-23)

Table-7(B)

Sr. No.	Name &Address	Registration No	Penalty Amount (In Rs.)	Whether Penalty deposited or not
1.	Anil Kumar	RERAHPKAA09200072	25,000	Penalty amount has been waived off as per minutes of the 37th meeting as Agents has submitted requisite QPR
2.	Surinder Pal Sharma	RERAHPSOA08190047	25,000	Penalty amount has been waived off as per minutes of the 37th meeting as Agent has submitted requisite QPR
3.	Surekha Sharma	RERAHPBIA10200075	25,000	Penalty amount has been waived off as per minutes of the 37th meeting as Agent has submitted requisite QPR
4.	Gurvinder Singh (Sole Proprietorship Himachal Property (Bazaar)	RERAHPKAA06200065	25,000	Penalty amount has been waived off as per minutes of the 37th meeting as Agent has submitted requisite QPR
5.	Vishal	RERAHPKAA06180022	25,000	Penalty amount has been waived off as per minutes of the 37th meeting as Agent has submitted requisite QPR
6.	DheerajVerma	RERAHPSHA03210096	25,000	Penalty amount has been waived off as per minutes of the 37th meeting as Agent has submitted requisite QPR
7.	Ajay Goel	RERAHPSHA10190049	25000/	Penalty amount has been waived off as per minutes of the 42nd meeting of this Authority as the agent has submitted requisite QPR
8.		RERAHPSHA10190049	25,000/-	Penalty amount has been waived off as per minutes of the 42nd meeting of this Authority as the agent has submitted requisite QPR
9.	Amar chand	RERAHPSHA03200060	25,000/-	Penalty amount has not been submitted. Hence revoked for non-compliance of directions of the Authority
10.	Anil Kapoor	RERAHPSHA01180016	25,000/-	Penalty was imposed for non-submission of QPR has been waived off as per minutes of the 42nd meeting of this Authority as the agent has submitted requisite QPR
11.	Atul Rajput	RERAHPKAA12180034	25,000/-	No
12.	Dheeraj Verma	RERAHPSHA03210096	25,000/-	Penalty amount has been waived off as per minutes of the 42nd meeting of this Authority as the agent has submitted requisite QPR
13.	Gagnesh Kumar	RERAHPKAA12180033	2,5000/-	No

14.	Kuljot singh	RERAHPUNA03180020	25,000/-	Penalty amount has been waived off as per minutes of the 42nd meeting of this Authority as the agent has submitted requisite QPR
15.	Manish Bhatia M/s Honey Money Associates Ltd.	RERAHPODLA09170001	25,000/-	Penalty amount has been waived off as per minutes of the 42nd meeting of this Authority as the agent has submitted requisite QPR
16.	Om Prakash Sharma	RERAHPSOA11190051	25,000/-	Penalty amount has been waived off as per minutes of the 42nd meeting of this Authority as the agent has submitted requisite QPR
17.	Suresh Kumar	RERAHPCHA12170010	25,000/-	Penalty amount has been waived off as per minutes of the 42nd meeting of this Authority as the agent has submitted requisite QPR
18.	Yadav chand	RERAHPSHA09200069	25,000/-	Penalty amount has not been submitted. Hence revoked for non-compliance of directions of the Authority
19.	Ashok kumar	RERAHPSOA06210110	25,000/-	Penalty amount has been waived off as per minutes of the 42nd meeting of this Authority as the agent has submitted requisite QPR
20.	Seema Chauhan	RERAHPSHA12200085	25,000/-	Penalty amount has been waived off as per minutes of the 42nd meeting of this Authority as the agent has submitted requisite QPR .
21.	Visharad Sood	RERAHPKAA06210106	25,000/-	Penalty amount has been waived off as per minutes of the 42nd meeting of this Authority as the agent has submitted requisite QPR.
22.	Rajesh Thakur	RERAHPSOA10210121	25,000/-	Penalty amount has been waived off as per minutes of the 42nd meeting of this Authority as the agent has submitted requisite QPR.
23.	Rajinder Kumar	RERASHI2022003/A	25,000/-	Penalty amount has been waived off as per minutes of the 42nd meeting of this Authority as the agent has submitted requisite QPR.
24.	Vinay Kumar	RERASHI2022001/A	25,000/	Penalty amount has been waived off as per minutes of the 42nd meeting of this Authority as the agent has submitted requisite QPR .

**Detail of cases revoked during the year 01.04.2022 to 31.03.2023
Table - 7(C)**

Sr. No.	Name & Address	Registration No	Penalty Amount (In Rs.)	Whether Penalty deposited or not
1.	Chander Mani Sharma	RERAHPMAA10170005	25,000	Penalty amount has not been submitted. Hence Registration Revoked for non-compliance of directions of the Authority
2.	Ajay Taneja	RERAHPSOA01210089	25,000	-do -
3.	Mukesh Kumar M/s Himalayan Real Estate	RERAHPCHA12170012	25,000	-do -
4.	Munish Ghai M/s Sun Estate and Consultants	RERAHPSOA01210091	25,000	-do -
5.	Ram Bali	RERAHPKUA03210098	25,000	-do -
6.	Amit Kumar M/s Propertyxpo Services	RERAHPSOA04210099	25,000	-do-
7.	Dilbar Khan	RERAHPSOA06180025	25,000	-do -
8.	Kuldeep Sharma (Revoked)	RERAHPSOA01180017	25,000	-do-
9.	Ram Chand Thakur	RERAHPSHA02200059	25,000	-do-
10.	Yogesh Yadav M/s Elite Pvt. Ltd.	RERAHPSOA01210088	25,000	-do-
11.	Ram Lal	RERAHPKUA03210098	25,000	-do-
12.	Vinod Mann	RERAHPSOA02210094	25,000	-do-
13.	Harjo Brar M/s Pinewood Aggregators Pvt. Ltd	RERAHPSHA02200058	25,000	-do-
14.	Uday Gurung	RERAHPKAA10180030	25,000	-do-
15.	Vishal Saini	RERAHPSOA12200084	25,000	-do-
16.	Ved Beas	RERAHPKUA11190053	25,000	-do-
17.	Vikrant Sood	RERAHPSHA10200076	25,000	-do-
18.	Ajay Kumar	RERAHPHAA11190055	25,000	-do-
19.	Amit Verma	RERAHPKAA08200068	25,000	-do-
20.	Anupam Baloria	RERAHPKAA08190046	25,000	-do-

21.	Daljit Pal Singh	RERAHPMAA06190042	25,000	-do-
22.	Jasbir Singh M/s Divine Himalaya Resorts	RERAHPSOA10190050	25,000	-do-
23.	Kamal	RERAHPSOA08200067	25,000	-do-
24.	PardeepSoni	RERAHPKAA09200071	25,000	-do-
25.	Rajwinder Singh	RERAHPSOA11190052	25,000	-do-
26.	Rakesh Kumar	RERAHPKAA09200070	25,000	-do-
27.	Ram Karan	RERAHPSOA12170013	25,000	-do-
28.	Ravi Kumar	RERAHPKAA06180026	25,000	-do-
29.	Sandeep Kumar	RERAHPCHA05200062	25,000	-do-
30.	Vaibhav Gupta	RERAHPSOA09200073	25,000	-do-
31.	VikramJeet	RERAHPKAA10190048	25,000	-do-
32.	Amar chand	RERAHPSHA03200060	25,000/-	-do-
33.	Atul Rajput	RERAHPKAA12180034	25,000/-	-do-
34.	Gagneshkumar	RERAHPKAA12180033	25,000/-	-do-
35.	ManojBabu	RERAHPSOA03210095	25,000/-	-do-
36.	Yadav chand	RERAHPSHA09200069	25,000/-	-do-
37.	Ashwani Khanna	RERAHPSOA06210109	25,000/-	-do-
38.	Gourav Arora	RERAHPKAA07210116	25,000/-	-do-
39.	Gulshan Nanda	RERAHPMAA07210112	25,000/-	-do-
40.	Gurpreet Singh	RERAHPSOA06210108	25,000/-	-do-
41.	Krishna devi	RERAHPSHA09210119	25,000/-	-do-
42.	Raman Singh Jamwal	RERAHPSHA07210111	25,000/-	-do-
43.	Sansar Chand	RERAHPKAA01210092	25,000/-	-do-
44.	JAGDISH CHAND	RERAKUL2022001/A	25,000/-	-do-
45.	NIJI	RERAHPKAA12210124	25,000/-	-do-
46.	M/s MD consultancy	RERAHPSOA02210093	25,000/-	-do-
47.	Surender Singh	RERASIR2022012/A	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 thereunder during the period with effect 01.04.2022 to 31.03.2023 is at **TABLE-8**. No statement on interest and compensations has been ordered by the Adjudicating Officer with effect from 01.04.2022 to 31.03.2023 is at **TABLE-9**.

Cases decided by the H.P. Real Estate Regulatory Authority w.e.f. 1.04.2022 to 31.03.2023.

Table-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	Penalty amount	Penalty amount deposited by promoter	Remarks
1	2	3	4	5	6	7
1.	Anuradha Siwatch VS Manju Thakore, Thakore Annadale	01.04.2022	Complaint dismissed as the same is not maintainable for want of jurisdiction and applicability of Real Estate (Regulation & Development) Act, 2016.	-	-	-
2.	Sunil Sood Vs Manju Thakore and Narin Thakore Annadale	01.04.2022	-do-	-	-	-
3.	Indra Vs ManjuThakore and Narin Thakore Annadale	01.04.2022	-do-		---	--
4.	Chuni Lal Vs Manu Thakore and Narin Thakore Annadale	01.04.2022	-do-	--	--	---
5.	Narender Kanwar Vs Manju Thakore Narin Thakore Annadale	01.04.2022	-do-	--	-	--
6.	Narender Kanwar Vs Manju Thakore and Narin Thakore Annadale	01.04.2022	-do-	-	-	-
7.	Ganesh Kumar Vs N.G Estate Solan	04.04.2022	Complaint withdrawn after mutual settlement	-	-	-
8.	Manish Dhawan Vs N.G Estate Solan	04.04.2022	Complaint withdrawn after mutual settlement	-	-	--

9.	Prikshit Chauhan, Vs N.G Estate Solan	04.04.2022	Complaint withdrawn after mutual settlement	--		-
10.	Kapil Chauhan Vs N.G Estate Solan	04.04.2022	Complaint withdrawn after mutual settlement	-	-	-
11.	Sandeep Khimta Vs N.G Estate Solan	04.04.2022	Complaint withdrawn after mutual settlement	-	-	-
12.	Sovindra Kumar Vs Ahlawat Developers and promoters Baddi	21.04.2022	Complaint regarding sale deed registration mutually settled	-	--	-
13.	Kamal Arjun Mirchandani Vs Sumit Khanna Unimex Builders New Delhi	08.7.2022	Refund of 72.49 lakhs alongwith interest @9.7%	Rs. 10.00 Lac After 60 days Rs. 5000 per day additional penalty	Not deposited	Execution not filed.
14.	Mrs. Kanchan Sunil Idani Vs Sumit Khanna Unimex Builders, New Delhi	08.07.2022	Refund of 71 lakhs alongwith interest @ 9.7%	Rs. 10.00 lac After 60 days Rs. 5000 per day additional penalty	-do-	Execution not filed
15.	Namita Kumari and Ranjana Palo Vs Ahlawat developers Baddi	16.07.2022	Regarding sale deed of flat Mutually settled	-	-	-
16.	Surinder Wadhwa Vs Ahlawat Developers Baddi	16.07.2022	Regarding sale deed of flat Mutually settled	-	-	-
17.	Kishore Kumar Verma Vs Ahlawat Developers Baddi	16.07.2022	Regarding sale deed of flat Mutually settled	-	-	-
18.	Amit Mittal & Smt. Satvinder Mann Vs Bemloi Dev & Infra Co & DLF	20.08.2022	Delayed possession of the flat	Rs. 1,00,000	-	-
19.	Savita Goel Vs Himuda Shimla	23.08.2022	Refund of amount Rs. 17,45,580 with interest @ 10%	Rs. 1,00,000	-	Appeal filed
20.	Lokesh and Abha Gupta Vs Sushma Leisure Homes Pvt. Ltd	12.09.2022	Regarding allotment of flat	-	-	-
21.	Hemant Kumar Vs Gupta Property and Developer Baddi	12.09.2022	Regarding sale deed of flat within one month	Rs. 6,50,000	Not deposited	-
22.	Renujain Vs Rajdeep and Co.	15.09.2022	Matter amicably settled and Rs. 51,70 refunded to complainant in five instalments	-	-	-
23.	Anjali Bhatnagar Vs Rajdeep and Co.	28.09.2022	Regarding basic amenities	-	-	Appeal Filed

24.	Dheeraj Kumar Misra Vs Omax Ltd.	19.11.2022	Regarding possession of flat matter amicably settled	-	-	-
25.	KarunaSheel vs. Rajdeep and Co.	06.12.2022	Regarding refund of principal amount with interest. Matter amicably settled	-	-	-
26.	Geeta A Chakravoty Vs Rajdeep 7 Co.	04.02.2023	Matter amicably settled and a sum of Rs 7,70,529 paid to complainant	-	-	-
27.	Sunil Malhotra Vs R.V Nirmata Barog	23.03.2023	Regarding Sale deed of flats, electricity and maintenance charges issues etc.	-	-	-
28.	Nagendra Kumar Vs Omax Pvt. Ltd.	28.03.2023	Matter amicably settled and possession of flat given	-	-	-

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 Solan, Hamirpur and Dharamshala.
- (ii) The Authority also visited the sites of ongoing Real Estate Projects Hamirpur and Una.
- (iii) The Assistant Town Planner of HPRERA visited Baddi in connection with formation of Association of Allottee of the Registered Project “Himachal One”.
- (iv) Site inspection was carried out by the Assistant Town Planner HPRERA in reference to complaint against the promoter of Norwich Hills situated at Chakki Mod, near Parwanoo for advertising the project without registration with Authority.

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.

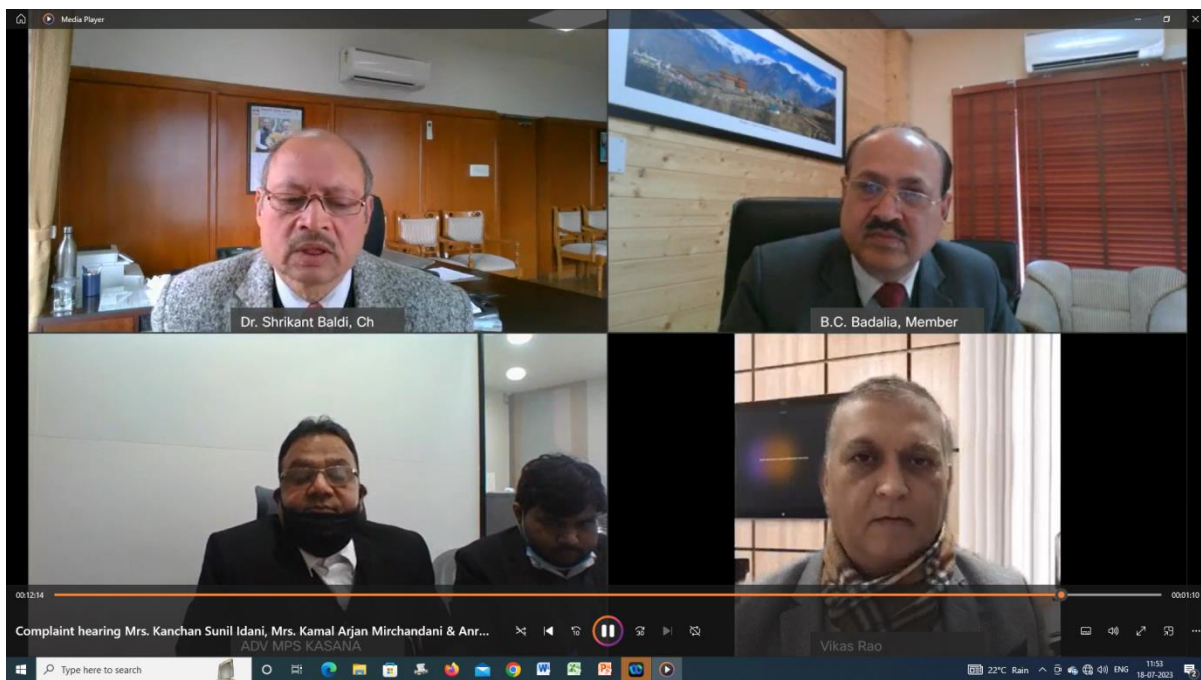
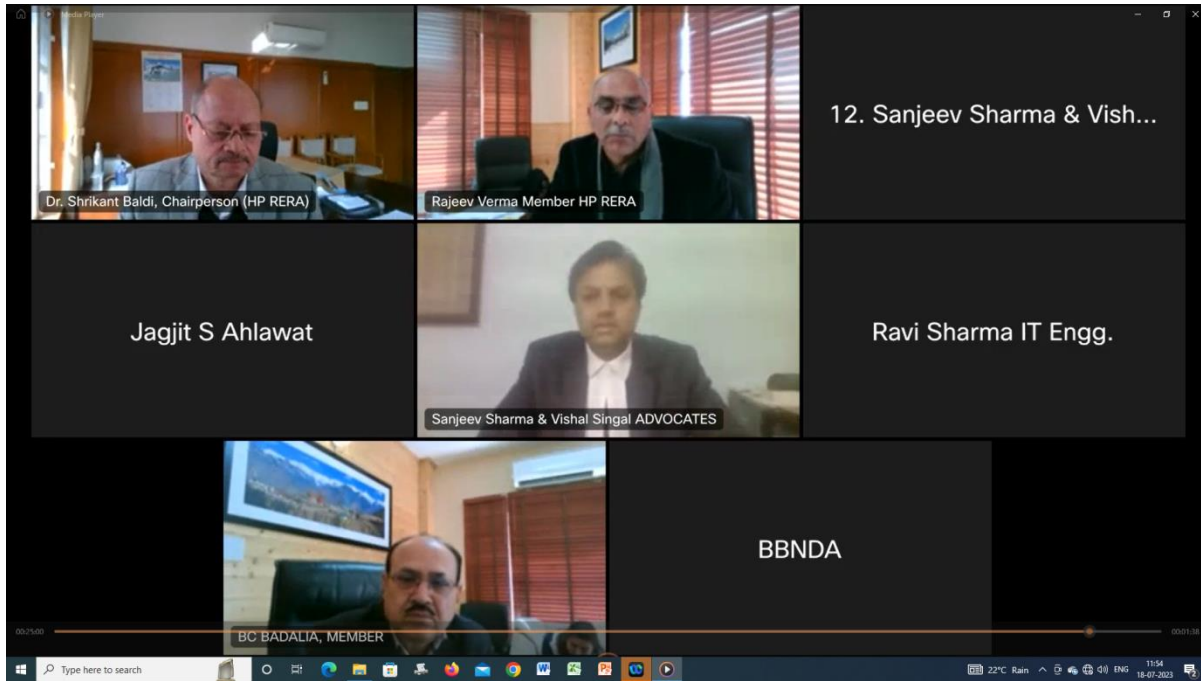
(i) Orders passed by the Authority:

- (a) The Authority has passed 1 interim Order and rest as final orders. The Orders passed by the Authority and details thereof are in Table-8.
- (b) The HPRERA held 253 numbers of hearings during the process of hearing complaints and execution petition(s) filed before this Authority. Out of 253 numbers of hearings, 32 numbers of hearings were held physically and both the parties settle their disputes amicably and remaining 221 numbers of hearing were held online through WebEx. None of the hearings were postponed.

(ii) Orders passed by the Adjudicating Officer:

- (a) No such orders were passed by the **Adjudicating officer during 01.04.2022 to 31.03.2023.**

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 01.04.2022 to 31.03.2023 have been mentioned in **Column number 4 of Table-8.**

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

No such order of Revenue Certificate issued by the Authority during 01.04.2022 to 31.03.2023.

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

No such order of Revenue Certificate issued by the Authority during 01.04.2022 to 31.03.2023.

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 01.04.2022 to 31.03.2023.

K. Appeals:

(i) Number of appeals pending on 1.04.2022	..	19
(ii) Appeals filed during the year:	..	14
(iii) Number of appeals decided during the Year 2022-23	..	10
(iv) No. of appeals pending as on 31.03.22	..	23

L. References received from the appropriate Government under Section 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 and the same have been considered by the Authority and notified by the Govt. on 14-10-22.

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.

During the 01.04.2022 to 31.03.2023, WebEx meetings were held with the promoters and doubts of promoters for uploading their Real Estate Projects on Web Portal of this Authority as well as filing of Quarterly Progress Reports were cleared to their satisfaction. Himachal Pradesh Real Estate Regulatory Authority organized All India Forum for Real Estate Regulatory Authorities (AIFORERA) meet/seminar which was held on 16th & 17th June, 2022 at Chail, Solan.

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. 01.04.2022 to 31.03.2023.

(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.

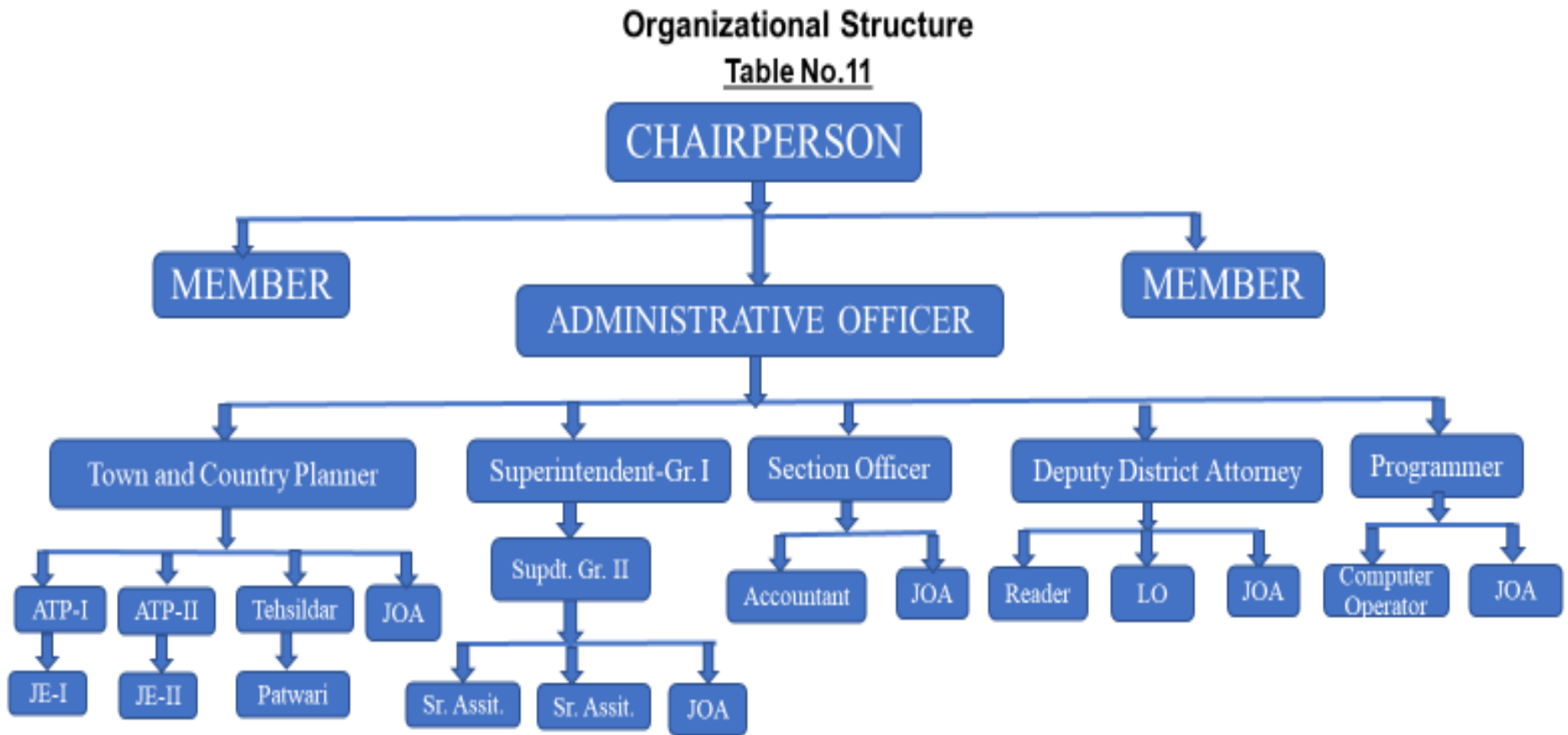
The Adjudicating Officer has not demitted the office during 01.04.2022 to 31.03.2023.

(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.



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

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

Sr. 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	-	Re-employment	07.03.2020 & 22.07.2022

18.	Steno Typist	III	4	3	1	On regular basis i.e. (Contract period for two years)	02 .01. 2023
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	-	-	Developer I.T. NICS Company	-
	Total		43	33	08		

O. Experts and Consultants Engaged:

Neither any expert nor consultant was appointed/ engaged nor did any demit the office during 01.04.2022 to 31.03.2023.

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

No such measures were undertaken during 01.04.2022 to 31.03.2023.

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 31.03.2023)**

Sr. No.	Description	Amount Rupees
1.	Grant-in-Aid-41(Salary)	2,07,90,000
2.	Grant-in-Aid-42 (Non-Salary)	70,00,000
3.	Interest	10,13,661
4.	Other Receipts	2,21,00,597
	Total	5,09,04,258

- (iii) Actual expenditure under broad categories.

Table No.14

EXPENDITURE

(Upto 31.3.2023)

Sr. No.	Description	Amount (In Rs.)
1.	Grant-in-Aid-41 (Salary)	2,07,90,000
2.	Grant-in-Aid-42 (Non-Salary)	53,00,000
3.	Other Expenditure	11,87,000
	Total	2,72,77,000

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

Table No.15

BALANCE

(Up to 31.03.2023)

Sr. No.	Description	Amount (In Rs.)
1.	Grant-in-Aid-41 (Salary)	Nil
2.	Grant-in-Aid-42 (Non-Salary)	17,00,000
3.	Interest	10,13,661
4.	Other Receipts	2,09,13,597
	Total	2,36,27,258

(v) Any other Information = Nil

R. International co-operation:

No such international co-operation was undertaken during 01.04.2022 to 31.03.2023.

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 01.04.2022 to 31.03.2023.

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 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
35	35	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
01	01	Nil

Pendency=Nil

- (i) Number of appeals filed before the First Appellate Authority against the order of PIO =1 Numbers
- (ii) Number of appeals which have been disposed of by First Appellate Authority =1Numbers
- (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

Sd/-
Member

Sd/-
Chairperson

Sd/-
Member

राजकीय मुद्रणालय, हि0प्र0, शिमला—1335—रेरा / 2023—26—9—2023—70 प्रतियां।