



HARERA
GURUGRAM

ANNUAL REPORT

2019-2020



HARERA
GURUGRAM

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



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

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SECTION A

INTRODUCTION

1. Introduction

The real estate sector currently contributes 7% to GDP which is likely to grow to 13% by 2025. Haryana was among the few states to operationalise RERA through notification of rules in July 2017. The Haryana Real Estate Regulatory Authority, Gurugram was constituted in the year 2018 in the district Gurugram vide notification 1/92/2017-1TCP dated 25.11.2017 for regulation and promotion of the real estate sector and to ensure sale of plot, apartment or building, as the case may be, or sale of real estate project in an efficient and transparent manner and to protect the interest of consumers in the real estate sector and to establish an adjudicating mechanism for speedy dispute redressal and also to establish the appellate tribunal to hear appeals from the decisions, directions or orders of the real estate regulatory authority and the adjudicating officer and for matters connected therewith or incidental thereto.

This authority works as a quasi-judicial body aiming at transparency and fairness in the working of the real estate sector. There are three forums which are covered under Real Estate (Regulation and Development) Act, 2016 being - RERA Authority, Adjudicating Officer and RERA Appellate Tribunal. The authority in its every endeavour during the year has ensured that the intent of this Act is achieved in letter and spirit and that the purpose for which this Act was enacted is fulfilled. The authority to a great extent has succeeded in creating the change as the percentage of investment in real estate sector has increased considerably as people are investing due to security, fairness, and transparency,

The biggest accomplishment of the authority is that it ingrained confidence amongst the homebuyers that the developers can no longer act on their whims and fancies. The buyers now have the confidence and trust that HARERA, Gurugram shall ensure completion of the projects and timely possession of homes. During the year 2019-2020, the authority has taken several actions against the defaulting promoters who have become reluctant in completing their projects within stipulated time frame. The Haryana Real Estate Regulatory Authority, Gurugram, has maintained its continuous efforts to regularize and standardize the real estate sector by keeping a strict vigil on the promoters indulging in several malpractices and mischiefs, besides rigorously

pushing them to achieve a real estate sector which shall work in a transparent and an efficient manner.

During the year the authority has not just emerged as a compensation-dispensing body but rather it has played a role, none grandeur ensuring timely commencement and completion of projects, monitoring of the fund diversion, timely possession of units/flats and putting a check on the developer acting on their own whims and fancies.

The real estate sector is in a stage of transformation and with RERA having been established, is moving into an era of transparency and a customer-friendly simplified registration regime. However, this may not be the complete picture and in the future, the authority may need to adopt more stringent measures to ensure strict compliances by developers. However, the transparency and discipline that the authority has been able to establish in this small period has made Gurugram a cynosure of all eyes and especially of millennials for investment. The year 2019 witnessed great traction in the realty market of Gurugram and promises a bright 2020.

A slew of acts and policy reforms empowered the buyers in 2019 and helped the realty industry regain its confidence. RERA Act of 2016 has emerged as a turnaround for the market in the year 2019 as it became the year of new launches for the real estate projects in Gurugram. As per the industry reports the region is the most active in terms of demand in the housing sector. In the last two years, the authority has been successful in addressing various issues relating to non-delivery of projects, making builders disclose the complete details of the Company and the real estate project thereby building an ecosystem for overall transparency. Due to the authority's effort to ensure an increased transparency, people can take a right buying decision today. The authority has proved to play a key role in interpreting the law correctly and protecting buyers from unfair real estate practices.

The year 2020 had its own highs and lows in the real estate industry due to the outburst of novel coronavirus. The city witnessed a great deal of outward migration and a heavy fall in the demand of residential as well as commercial projects. The ongoing projects were heavily disturbed due to shortfall of labor and other resources. However, in the coming future it is expected that the industry would bounce back and come on track after the effect of COVID 19 settles down.

The authority by the endeavors of the Hon'ble Chairperson, Members, employees and engaged professionals is putting in rigorous efforts to achieve the purpose of the Act which was established to ensure transparency and accountability in the real estate sector.

GURUGRAM "the nerve of real estate sector"

During the early 2000, Gurugram burst on to the real estate scene with the offerings targeted mostly at DINK couples or people working in MNCs. The price tag of the properties even at the time was as the prices of many of the properties even today in Delhi NCR. It enjoyed and leveraged well, its proximity to the international airport.

However, over the year the city has turned out to be a complete real estate market with offerings for all segments of people.

Now, Gurugram also offers affordable housing hubs, areas where properties for the middle class as well as high-end class are available. The end of year F.Y. 2020 was hit by the outburst of COVID pandemic in the country, severely impacting the real estate sector. HARERA, Gurugram has undertaken proactive steps to control the damage of COVID-19. The Authority revised the project validity of all projects expiring on 15th March or later by 6 months. It has also extended the deadlines for statutory compliances. And in the coming year, its focus shall be towards revival of real estate sector.

Order

No. 9/3-2020 HARERA/GGM (Admn)

Dated: 26.05.2020

Notwithstanding anything contained to the contrary and by virtue of powers conferred under section 37 read with section 34 (f) of the RERA, the registration or extension thereto under section 5.6,7(3) of the RERA or rules thereunder, all registered projects under jurisdiction of Haryana Real Estate Regulatory Authority, Gurugram for which the completion date or revised completion date or extended completion date as per registration expired on or after 25th March, 2020, the Authority has decided as under :

- i) Haryana Real Estate Regulatory Authority, Gurugram hereby issue order/direction to extend the registration and completion date or revised completion date or extended completion date automatically by 6 months due to outbreak of COVID-19 (Corona Virus), which is a calamity caused by nature and is adversely affecting regular development of real estate projects by involving 'force majeure' clause.
- (ii) Haryana Real Estate Regulatory Authority, Gurugram hereby further decided to issue fresh 'Project Registration Certificates' with revised timeline in each such registered real estate project with the Haryana Real Estate Regulatory Authority, Gurugram at the earliest. The project registration branch may submit 'Revised Project Registration Certificates' accordingly.
- (iii) Haryana Real Estate Regulatory Authority, Gurugram hereby decides to extend concurrently the timelines of all statutory compliances in accordance with the provisions of RERA and the rules and regulations made thereunder.

This is issued in pursuant to the direction under section 83 of 2016 Act for extension of registration of real estate project due to 'Force Majeure' under the provisions of Real Estate (Regulation and Development) Act, 2016 (RERA) regarding COVID-19 Pandemic issued vide memo No.1/32/2020-ITCP dated 15.5.2020.

Issued under the directions of the authority
Secretary

For Chairman, HARERA
Gurugram

Enclst. No.

Dated: 26.05.2020

A copy of the above is forwarded to the following for kind information please:

1. Under Secretary to Government of India Housing & Urban Affairs (Housing Section) Room No. 220 C Wing, Nirman Bhawan, New Delhi with reference to their letter No. 0-17024/230/2018 Housing UD/EPS-9056405 dated 13.05.2020.
2. Principle Secretary to Government Haryana, Town and Country Planning and Urban Estate Department, Haryana, Chandigarh with reference to their memo no. 1/32/2020-ITC dated 15.5.2020.

Secretary
For Chairman, HARERA
Gurugram

KEY HIGHLIGHTS OF THE WORKING OF THE AUTHORITY IN THE YEAR 2019-2020

SUO MOTU ACTION BY THE AUTHORITY

Suo Motu action is initiated in case of default in the following events:-

- Advertisement of project, marketing of project, booking and selling or offer for selling of project or inviting persons to purchase in any manner without prior registration of real estate project with real estate regulatory authority. (breach of section 3)
- Advertisement without mentioning RERA registration number and website (breach of section 11(2)). The advertisement or prospectus issued or published by the promoter shall mention prominently the website address of the Authority, wherein all details of the registered project have been entered and include the registration number obtained from the Authority and such other matters incidental there to.
- Regulatory actions for non-compliance of quarterly report.
- Contravention of section 15 of the Real Estate (Regulation and Development) Act, 2016.
- Fund diversion in contravention of section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016.
- Regulatory actions for non-compliance of annual audit report or non-adherence of RERA Provisions.

If the promoter is found to be advertising or selling units without registration, authority can take suo- motu actions against those projects (under section 35 of the Act). In the context of advertisements published by the promoters following directions have been prepared by the authority: **(Directions attached as annexure A)**

COMPLIANCE OF SECTION 4(2)(I)(D):

For combating non- compliance of section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act 2016, authority has issued notices to obtain data for financial year 2018-19 to all the promoters who have obtained registration for their projects registered since it is one of the conditions mentioned in their registration certificate which they are bound to comply. Section 4(2)(I)(D) of the RERA Act states:

4. Application for registration of real estate projects

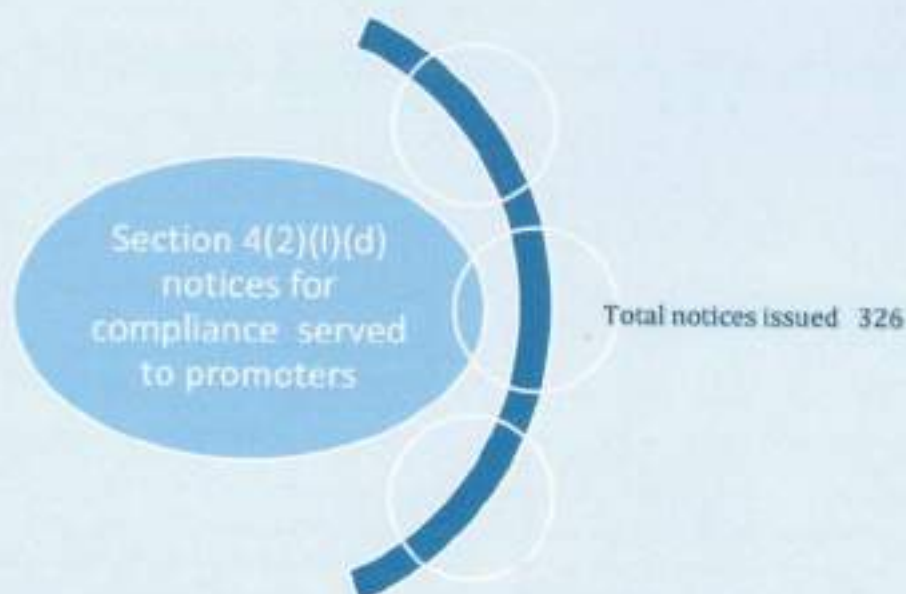
(2) The promoter shall enclose the following documents along with the application referred to in sub-section (1), namely: —

(I) a declaration, supported by an affidavit, which shall be signed by the promoter or any person authorised by the promoter, stating:— (A) that he has a legal title to the land on which the development is proposed along with legally valid documents with authentication of such title, if such land is owned by another person; (B) that the land is free from all encumbrances, or as the case may be details of the encumbrances on such land including any rights, title, interest or name of any party in or over such land along with details; (C) the time period within which he undertakes to complete the project or phase thereof, as the case may be; (D) that seventy per cent. of the amounts realised for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

Provided that the promoter shall withdraw the amounts from the separate account, to cover the cost of the project, in proportion to the percentage of completion of the project: Provided further that the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project: Provided also that the promoter shall get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for that project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

The authority issued notices dated 16.12.2019, directing the promoters to provide information relating to their project as per the check list mentioned in the notice comprising details of (i) master account (ii) amount transferred in RERA account from master account (iii) details of withdrawal from RERA account (iv) statement of accounts for the particular project (v) details of utilisation of amount for that particular project respectively. In case the report submitted by the promoters with respect to notice mentioned is not as per the mentioned check list as provided in the provisions of section 4(2)(I)(D) of the Act *ibid*, they are liable for penalty as per provisions under section 63 (Penalty for failure to comply with orders of authority by promoter) of the Act *ibid*.

Further, the authority has issued directions regarding compliance of section 4(2)(I)(D) of the Real Estate (Regulation and Development) dated 2020-03-02 notified in the Haryana Government official gazette and Haryana Real Estate Regulatory Authority, Gurugram [Compliance of Section 4(2)(I)(D)] Regulations, 2020 which are under the process of preparation.



STRICT COMPLIANCE OF AFFORDABLE HOUSING FORMS DISTRIBUTION

The Haryana Real Estate Regulatory Authority, Gurugram started a new trend which turned out to be a big relief for the homebuyers who were struggling to get forms for buying flats under the affordable housing scheme of the Government. For the first time,

application forms for buying flats in privately developed societies under affordable housing scheme were made available from government offices. This was decided by Haryana Real Estate Regulatory Authority, Gurugram after it received complaints about malpractices during allotment of flats under the scheme.

Earlier, potential buyers of flats in affordable housing projects had to buy their application forms from the developer's office. There were many complaints that this allowed the developer an opportunity to control the sale of forms, influence the draw against premium amounts, and allot flats to their friends and relatives, leaving genuine buyers frustrated.

Taking serious note of these complaints the authority directed the senior town planner to curb irregularities in the scheme and take penal action against developers found violating conditions of license as it has come to the notice of the authority that large-scale bundling and malpractices are being carried out by promoters of affordable housing, including charging hefty premiums as high as Rs. 25 lakh per application, for confirming allotment of units. This is being made possible because promoter is issuing the same number of application forms as the number of units available, so that the applicant paying the premium is guaranteed a unit.

HARERA, Gurugram is of the view that forms are not given to the other eligible applicants, the purpose of affordable housing is defeated. Therefore, applications should be made available at designated government offices, including those of the DTCP Deputy Commissioner, which will additionally ensure transparency in the system. The authority observed that the application fees were abnormally high, in some cases as much as Rs. 25,000, which is unreasonable, and it should not be more than Rs 1,000.

Also, advertisements for applications under affordable scheme don't carry a closing date and applications are accepted till the date of draw. The authority recommended that a closing date be mentioned and in case applicants are fewer than the number of units available, put out a second advertisement after the draw to ensure left-over units are not sold at premium rates.

Further, HARERA, Gurugram also directed Senior Town Planner to ensure that developers don't charge EDC (external development charges) and IDC (internal development charges) under the scheme. Around 70 cases have come to light where developers had charged EDC/IDC from buyers. Afterwards the authority had to direct the developers to refund the amount.

Taking strict view in the matter, the authority published an advertisement in newspaper describing every detail therein regarding the compliances that the promoter needs to adhere to while selling affordable housing units. This step was taken to educate homebuyers and make them aware of the malpractices by the promoters in the sale of forms and various other compliances.

KIND ATTENTION
AFFORDABLE HOUSING BUYERS !
 HARERA Gurugram reacts with concern on receipt of complaints about some malpractices followed by promoters of affordable housing projects

EDC
 NOT CHARGEABLE
 IF ALREADY CHARGED
 OBLIGATION TO BE
REFUNDED
 APPLICATION FORMS
 FREE OF COST

NO PREMIUM
 CAN BE CHARGED
 OVER & ABOVE
RATES FIXED
 BY GOVT. FOR
AFFORDABLE
 HOUSING UNITS

REFUND
 CAN BE SOUGHT
ANYTIME
 BY
BUYER
 DEDUCTION
 ONLY
 Rs. 25000/-
 NO ADDITIONAL
 DEDUCTIONS

PROMOTERS
 IF FOUND
CHARGING
PREMIUM
 ARE LIABLE FOR
 CANCELLATION
 OF
REGISTRATION
 OF
 AFFORDABLE HOUSING
 PROJECT
 THEY ALSO FACE
BLACKLISTING

NO BROKERAGE APPLICABLE

CRIMINAL CASE MAY BE REGISTERED AGAINST DEFAULTING PROMOTER
 ANY COMPLAINT IN THIS REGARD CAN BE SENT TO THE AUTHORITY OR MAY BE REGISTERED ON
 E-MAIL : hareragurugram@gmail.com

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

STRICT VIGIL UPON THE PROMOTERS INDULGED IN SEVERAL MALPRACTICES AND MISCHIEFS

The authority has always been vigilant in ensuring that the promoters indulging in malpractices and mischiefs, are being punished rigorously, so as to achieve the aim of a standardized real estate sector which shall work in a transparent and an efficient manner. In order to ensure this the authority has taken various steps from time to time to these effects.

The authority is of the view that such actions against the defaulting promoters would not only help in providing an environment of growth and development of the real estate sector but would also assist the allottees in gaining and preserving their trust in the authority for quick redressal of their grievances due to misdeeds of the promoters, who have failed in completing their projects within stipulated time frame and in accordance with the Real Estate (Regulation and Development) Act, 2016 or rules or regulations made thereunder

FORENSIC AUDIT/ INQUIRY/SPECIAL AUDIT/ AUDIT OF COMPLIANCE OF REGULATIONS FORMULATED UNDER SECTION 4(2)(I)(D) OF REGULATIONS/ COMPLAINT SPECIFIC AUDIT OF REAL ESTATE PROJECTS/PROMOTERS.

The Real Estate (Regulation and Development) Act, 2016 seeks to protect the interest of homebuyers as well as help boost investments in the real estate industry. The Act provides for the establishment of the Real Estate Regulatory Authority in every state for regulation and promotion of the real estate sector and protection of consumer interest.

Under the Real Estate (Regulation and Development) Act, 2016, Government of Haryana has notified the Haryana Real Estate (Regulation and Development) Rules, 2017 which

came into force from 28.07.2017 and subsequently established Real Estate Regulatory Authority (HARERA) Gurugram w.e.f. Feb 05, 2018.

To achieve its mandate as given in the Real Estate (Regulation and Development) Act 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 the Authority is under process to select an auditor to support it in its various tasks/ functions as per rule 21 (2) of the Haryana Real Estate (Regulation and Development) Rules, 2017 read with section 35 of The Real Estate (Regulation and Development) Act, 2016.

RIGOROUS SITE SURVEYS TO ENSURE REGISTRATION OF ALL ELIGIBLE PROJECTS.

To ensure registration of all eligible projects under RERA, Act of 2016 as well as to monitor the status of rejected and withdrawn projects, rigorous site surveys are carried out & action is taken in cases of default.

During site visit, the engineering executive of the authority captures actual progress of the project and if gaps are found between actual progress and progress based on **QPR submitted by the promoter**, promoters/developers are called upon to make necessary corrections. Site visits are also made in cases of investigation/inquiry where the authority orders site visit under section 35 of the Real Estate (Regulation and Development) Act, 2016.

Total QPRs submitted during the year 2019-2020 =367



Site
visit of
Greeno

polis construction site by investigation team of HARERA, Gurugram



Grievance Redressal

Grievance Redressal is a major function of the authority under Real Estate (Regulation and Development) Act, 2016. The Act provides with various forums for redressal as



under:

Authority

Claim for relief, directions/orders and penalty proceedings under section 31 of Real Estate (Regulation and Development) Act, 2016 read with sections 35, 36, 37 and section 38) (Form-CRA)

Adjudicating Officer

Complaints/claim for compensation under the section 31 read with section 71 of RERA Act (Before the adjudicating officer (Form-CAO)

Suo-Motu

Suo-Motu complaints/action taken by authority.

REGISTRATIONS BY THE HARYANA REAL ESTATE REGULATORY AUTHORITY, GURUGRAM (COMPLAINTS, PROJECTS & REAL ESTATE AGENTS)

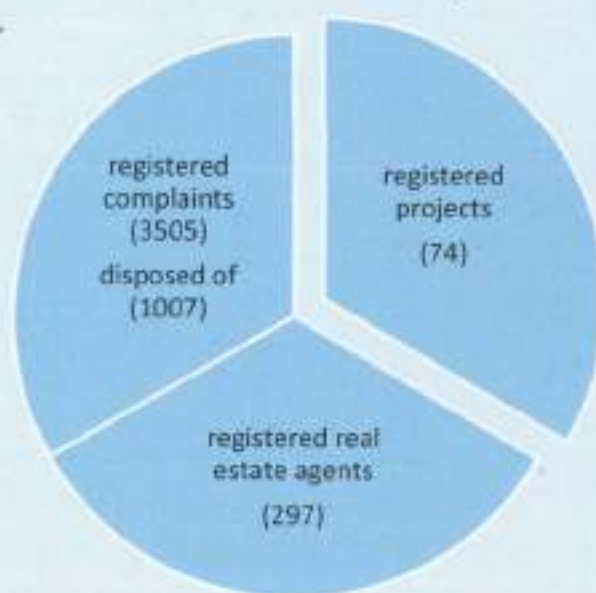
HARERA, Gurugram aims to promote higher transparency, accountability and to safeguard homebuyers' interests brought in a new era in the real estate sector and led to a turnaround in home sales. Despite being at the nascent stage, it is encouraging to note that the authority has witnessed a decline in some of the common complaints such as delay in deliveries of the plots, apartments and buildings, false promotions and incorrect charges for excess area etc.

During the last year, the Authority has strived to develop processes to make developers of the registered project to be compliant with the requirements as provided in the RERA Act of 2016. This is starting to show positive results and buyers and financiers are more confident about their investment decisions today than they were two years ago. Emanating confidence will spur home demand in the days to come and developers are realising this fast. In fact, developers are now viewing the RERA registration tag as a branding tool and proactively registering their projects to attract buyers. This arrangement is leading to a win-win situation for all the stakeholders.

However, there appears to be a lack of awareness amongst real estate agents who play a vital role in the promotion of the sector and spreading awareness among buyers. Hence, it is necessary to educate this group of participants in order to prevent instances of mis-selling or fraudulent transactions. Taking into consideration these facts, the authority is under the process of preparing a code of conduct for the real estate property dealers/Agents. The authority is keen on recommending a cap should be fixed for the percentage of commission that the brokers charge from the buyers and sellers of real estate property.

To conclude, the RERA, Act of 2016 has brought about a significant amount of standardisation in real estate. In the coming days, a refined and efficient implementation across the country would promote a more equitable and fair transaction between the buyer, developer and financier by fostering high levels of transparency and trust amongst each other.

In the past year, we have been fortunate to witness HARERA, Gurugram scale new heights. HARERA, Gurugram has registered 74 real estate projects and 297 real estate Agents. The authority received 3,505 Complaints out of which 1,007 have been disposed of. The passion, hard work and perseverance of HARERA has been recognised by the stakeholders as well as by the Government at various forums.



HARERA, Gurugram has constantly been encouraging greater transparency in information and transactions in real estate sector for ensuring that maximum information is available for public view at its website including information on registered projects, registered real estate agents, Judgements, orders etc. and that this information is updated on regular basis.

HARERA, Gurugram envisions that the Indian real estate industry is aligned to international best practice standards capable of delivering professional service at a cost-effective and a transparent manner. HARERA has been working closely with the Government, the industry stakeholders as well as the consumers to oversee the

development of a national real estate policy to bolster the real estate sector, improve consumer protection and streamline real estate services.

SECTION A-1

CHAIRMAN'S STATEMENT



DR. K.K. KHANDELWAL
Chairman
HARERA, Gurugram

The promulgation of the Real Estate (Regulation and Development) Act, 2016 and the resultant enhancement in accountability as well as consolidation, has helped in increasing transparency and trust of the builders and buyers towards the regulator. The real estate industry has evolved from brick and mortar to a service driven product offering industry. In the days to come the growth of the sector is likely to be largely driven by ever evolving customer requirements, technological transformations, and a favorable policy environment allowing it to flourish in the coming years.

During the year 2019-20 the authority has performed a very significant and decisive role, as always, in imparting justice to all the aggrieved persons who approach HARERA, Gurugram for redressal of their grievances. The authority has always made an empathetic and compassionate approach towards distressed and afflicted persons, and since its inception, the authority has always worked in an impartial and unbiased manner and is always guided by the principle of natural justice.

The authority is highly optimistic for the coming years wherein it is in the process to address some key issues such as:

Advertising of real estate projects on marketing sites i.e. 99acres.com, magic bricks etc. for selling of apartment in their projects even without getting these projects registered with the authority under section 3 of the Real Estate (Regulation and Development) Act, 2016:

The Real Estate Act makes it mandatory for all commercial and residential real estate projects where the land is over 500 square metres, or eight apartments, to register with the Real Estate Regulatory Authority for launching a project, in order to provide greater transparency in project-marketing and execution. It has been observed that certain promoters such despite falling within this category and having similar specifications of their property are not getting their projects registered but oppositely are involved in illegal derelictions. Such malicious and unprofessional conduct of the promoters is highly unappreciable, and the authority is of the view that such promoters must be meticulously punished.

The provisions of the act aim at restoring the confidence of buyers by actuating accountability and transparency and at the same time instilling more trust among global investors. Some of the provisions will go a long way in creating a positive impact on the sector. Real Estate (Regulation & Development) Act 2016 took shape paving the way for establishing regulators at the centre, and subsequently at all state levels. Undoubtedly, it is work-in-process, with the states currently placed across the spectrum of RERA implementation. As per RERA, Act of 2016 it is mandatory for every project to be registered with the authority by disclosing relevant information concerning the property namely promoters details, sanction plans and approvals, the total number of units mentioning their carpet area etc. This provision will ensure that developers have all the statutory approvals and are accountable for what they commit. Moreover, this will also ensure that they do not have soft launches or advertise till the property is registered with the authority. Additionally, the developer is also required to update their corporate website with all the necessary information including regular progress of the project.

If a financial institution intends to auction mortgaged property, then it would have to seek prior approval from the authority

The authority is of the view that banks and other financial institutions that take over projects due to non-payment of loans by developers would be treated as promoters. The authority is also of the view that the interests of homebuyers who have invested in such

projects should not be considered subservient to that of other stakeholders. In an important decision, the Haryana Real Estate Regulatory Authority (HARERA), Gurugram, is of the view that banks and other financial institutions that take over projects due to non-payment of loans by developers would be treated as promoters. The Authority also held that the interests of homebuyers who have invested in such projects should not be considered subservient to that of other stakeholders.

Action against property dealers who are charging more than one percent commission rate on the sale of properties as prescribed by the Haryana Regulation of Property Dealers and Consultants Rules, 2009, made under the Haryana Regulation of Property Dealers and Consultants Act of 2008.

The Haryana Real Estate Regulatory Authority (HARERA) is under the process of imposing a maximum of one per cent brokerage on sale or purchase of property in the state. For registered real estate projects, the authority is planning to issue restraint orders to all promoters and brokers to refrain from charging commission more than what is prescribed as per the Haryana Regulation of Property Dealers and Consultants Rules of 2009 under the Haryana Regulation of Property Dealers and Consultants Act of 2008. Rule 10 provides 1% commission on agreed consideration value to be paid by the seller and purchaser of the property, i.e., 1/2% by each on the finalisation of the deal as per their agreement entered in the register of the dealer under valid receipt.

Code of conduct for promoters and real estate agents:

The authority is in the process of making a code of conduct for the promoters and real estate agents.

The year 2019-20 has been a marvellous year in terms of enhancing transparency and accountability in the real estate sector. Compliance regulations, directions and circulars issued by the authority from time to time have helped in making promoters more disciplined and accountable in terms of disclosures relating to real estate projects and ensuring its timely delivery.



SAMIR KUMAR
Hon'ble Member
HARERA Gurugram

New Innovative strides by HARERA; Gurugram after completion of three years for ameliorating the plight of hapless homebuyers.

(A fillip for delivering the incomplete and redundant projects)

As per the advent of modern civilization, there are three fundamental/basic needs of all modernity i.e. "ROTL KAPRA AND MAKAAAN" whereas the two needs are generally transitory and functional in nature. However, the need for a roof over one's family is fore-most fundamental. Recently in the name of providing shelter the homebuyers have been badly hoodwinked and cheated by unscrupulous builders/developers. It had created dire necessity for Real Estate (Regulation and Development) Act, 2016.

The Real Estate (Regulation & Development) Act, 2016 came into existence on 25th March, 2016 and the rules in this context have been formulated on 28th July 2017. Since it is a nascent Act alongwith its Rules, there were lot of teething troubles in its ambit and implementation. Despite best of efforts /endeavours on the part of HARERA, Gurugram to redress the genuine grievances of the hapless and helpless homebuyers who had been cheated, looted and plundered by the unscrupulous builders in the past in the absence of any regulatory Act. RERA Act of 2016 is proving to be a timely saviour in this direction.

Status of On-going projects:

Reliance is placed on the statement made by Shri. Hardeep Singh Puri, the Hon'ble Union Minister for Housing and Urban Affairs and Civil Aviation, while dealing with the Bill in which, inter-alia, it has been reiterated as below: -

"Regarding the consequences of including the ongoing projects under the Bill, I discussed the issue with my officials. This shall have a bearing on the projects and consumers. In

fact, the Select Committee of Rajya Sabha too in its wisdom supported and retained the need for regulating existing projects. But at the same time, project which is almost at the far end of completion and all, what they require is they need to give only information. We are not going to harass them. Because there is so much concern among the industries circle as to what will happen to the ongoing projects, on ongoing projects whatever agreement you have entered earlier stands. You have to fulfil the obligation which you yourself have agreed upon through an agreement. And whatever conditions that were stipulated in our agreement, they have to be implemented in toto. All of what I am proposing will apply for the future projects along with the projects which have got stuck now. It is necessary for me to clarify that upon passage of the Bill, ongoing projects would not come to a standstill. Let me make it very clear in the premises of the Parliament. They will not come to a standstill they will continue.

...

Reasonable time has been given. All those developers need to do is to specify the project details of such apartments so that, prospective buyers will make informed choice, project status is known to all, and ensure that the projects are completed on time. That is the need of the hour."

As it had been the plight of all the Acts such as Consumer Protection Act, 1986, the Benami Properties and Transaction Act, the Central Goods and Services Tax Act, every Act has its own budding problems for its survival. Similarly, the RERA Act of 2016 too had to fight its own legal battles for its subsistence. Howsoever, the novel and noble intentions behind the formulation of the Act by the parliament.

Sufficient light in the form of interpretation of various provisions of law have been distinctly made in the judgment dated 21.08.2018, delivered by this authority in complaint No.07 of 2018, titled as "*Ms. Simmi Sikka versus Emaar MGF Land Limited*".

However, the legal eagles of the day always tried to find out chinks in the interpretation of the Act. As a result of which supported by interpretations made by the courts of law, dilatory tactics with a view to thwart the basic purpose of the Act were adopted. The RERA Act had also to face various impediments in the form of below noted judicial pronouncements from time to time during the last three years: -

- Judgment dated 27.02.2019 delivered in Appeal No.53 of 2018, titled as "*Sandeep Mann versus Real Estate Regulatory Authority Punjab and another*" by Justice Rajive Bhalla (Retd.) Chairman, Real Estate Appellate Tribunal, Punjab passed.

- ** Judgment dated 02.05.2019 delivered in Appeal No.06 of 2018 and others titled as ***Sameer Mahawar versus MG Housing Private Limited*** by Justice Darshan Singh (Retd.) Chairman Haryana Real Estate Appellate Tribunal, Chandigarh.

Recently Hon'ble Punjab and Haryana High Court in CWP No. 38144 of 2018 and 165 other allied cases have once again decided the matter by way of clarifying the provisions of Section 43 (5); Sections 12, 14, 18 and 19 read with Sections 71 and 72 of the Real Estate (Regulation & Development) Act, 2016. It has taken a stand in favour of the Authority while deciding and defining the powers of the Authority in a crystal clear manner and giving fiduciary powers of grant of compensation to the Adjudicating Officer which is a subsidiary bench of the Authority in HARERA, Gurugram.

Hon'ble Apex Court while deciding Civil Appeal No.12238 of 2018 in case titled as ***Pioneer Urban Land and Infrastructure Limited versus Govindan Raghvan and others*** on 02.04.2019 too have clarified and stipulated the very essence of the RERA by way of refunding the payment of the deposited amount by the homebuyers as the unscrupulous builders had failed to timely deliver the physical possession of the flat to the homebuyers. As such the intentions of the Act as well as that of the Supreme Court is very clear i.e. to protect the right of the innocent homebuyers.

Recent steps taken by the authority while defining and creating awareness amongst homebuyers with a view to enlighten them:

- i) **Blacklisting of the defaulting builders;**
HARERA, Gurugram has blacklisted 50 builders who have failed to deliver possession of the flats/units as promised to the homebuyers as per the Builder Buyer Agreement entailing to non-registration and launching of new projects by those black-listed promoters/builders.
- ii) In the process of Creating Code of Conduct for the real estate brokers/agents in an elaborate manner, as they cannot charge more than 1% of the commission from both sides i.e. buyers as well as developers for the transaction of flats/units.
- iii) Taking over of the project by the HARERA, Gurugram as per the provisions of section 8 of the Act *ibid* by giving initiative to the RWAs to take over the project with the permission of the Government with a view to complete the redundant and belated projects.

In a nut shell, it can be stated that the interest of the homebuyers are quite safe so far (i) the RERA Authority is there to ensuring timely delivery of possession of the project to the homebuyers (ii) protecting the rights of the homebuyers by ensuring refund as well as grant of delayed possession charges as per the provisions of Section 18 of the Act *ibid*.

"Hope sustains life" "Satya Meva Jayate"



SH. SUBHASH CHANDER KUSH
Hon'ble Member
HARERA, Gurugram

Real Estate industry is one of the largest sectors in India and second largest employer after agriculture. The three key segments of real estate sector are residential, commercial and industrial (warehousing and manufacturing). The growth of this sector has been well supported by increasing demand for urban and semi-urban housing projects and office/commercial spaces. The market size of real estate industry is projected to reach USD 180 billion by 2020, where residential segment is expected to significantly contribute to its growth. In terms of FDI, construction is the fourth largest sector in India and has attracted an investment worth USD 24.83 billion between April 2000 and March 2018. This increment in housing price appreciation is inferred to be due to limited supply and exceeding demand for residential units.

The development of the Dwarka Expressway proved to be a boom for the real estate sector facilitating the overall development of the Gurugram region in the long run. Road connectivity is of paramount importance along with other infrastructure advancements in the region. Therefore, the development of the stretch will not only reduce the travel time between New Delhi and Haryana but will also open up world-class avenues for planned commercial and urban development in the region."

Another mile stone in the real estate sector of Gurugram is affordable housing which refers to the development of household units to address the housing needs of low and middle income households. The Government has devised various policy initiatives and tax exemptions in this regard, which are in line with its vision of 'Housing for All by 2022'. In a major relief to the housing sector, the then Finance Minister, Shri Arun Jaitley accorded 'infrastructure' status to affordable housing, giving a much-needed thrust to the sector. This section discusses the benefits of the Government's policy and tax incentives.

Guide for First Time Home Buyer

After the hindrances faced and solving them, RERA now stands quite a define set of regulation, for the benefit of any home buyer, especially the first-time home buyer must keep in mind to tick the checklist of the compliances done by the promoter in respect of real estate project that the allottee intends to buy.

Do not get fooled by an Advertisement:

Advertisements are always to lure customers to invest, and when it involves a huge investment like in real estate or buying a new house, ignore the excellent picture and features mentioned for few seconds and look for the RERA registration number.

Post the implementation of the RERA Act 2017, no project can be advertised for unless it has undergone a RERA registration process.

RERA number or registration number is public information which the RERA Act 2017, and who cannot produce the number, consider that they are not RERA registered projects.

Pay Attention to the Carpet Area:

The definition of carpet area is – 'net usable floor area of a property, not inclusive of the external walls, balcony, and open terrace area. However, it includes the internal partition walls.

Put some effort to understand the difference between carpet area and built-up area and also understand the concept of a super built-up area.

As per the RERA Act of 2016 it is mandatory for the builders to sell any property based on the carpet area, not the built-up area or super built-up area. Therefore, it must be made clear to the buyer the size of the carpet area following the definition mentioned above. The size of all the areas, other than the carpet area – balcony, built-up area and super built areas for the apartments at advantageous positions or corner apartments.

As per the RERA Act of 2016 it is mandatory to deposit 70% of the total funds in a separate account. That account must be an escrow account.

The escrow account is basically under the realm of a bank or government authorized financial institution, acting as a third party.

It directly hits at the biggest issue faced by the home buyers of possession delay and one of the biggest reasons for this is the usage of a collection from one project into another. Now, when the amount is deposited in an escrow account, each penny is to be used only for the concerned project.

For any withdrawal from this account, consent of the engineer involved in the project work, the architect and chartered accountant keeping an account of the expenses of the project is mandatory.

SECTION A-2

OBJECTIVES

The main object of the RERA Act of 2016 is to re-boost the faith of the buyers in the real estate sector and to bring transparency in the real estate transactions. RERA Act of 2016 aims to protect the rights of the buyers by establishing the Real Estate Regulatory Authority (RERA) which will provide grievance system in real estate sector. It also aims to increase the credibility of the promoters, real estate agents which would aid in preventing the unnecessary delay in the completion and delivery of the projects. The RERA Act of 2016 provides for establishment of appellant system for grievance redressal and to prescribe the penalties and charges for the defaulters.

RERA Act of 2016 came as a comforting legislation for the home buyers because bad construction quality, delay in delivery of projects, not following the sanctioned plans were common problems before the commencement of this Act. The existence of RERA Act of 2016 is not only protecting the interests of the home buyers but also benefiting the developers because of the greater transparency. The concept of RERA is flawless if implemented as it is but because of the non-compliance of the rules by some of the states and the developers, it becomes very difficult to fulfil the exact purpose of RERA. The introduction of RERA Act is a huge step forward that is why the state regulatory authority needs to frame the rules according to the Act and not divert them in builders' favour.

II.	OBJECTIVES								
	The objective of the authority is to redress the grievances of every home-seeker in time-bound manner, to cease any unfair practices by realtors and to ensure:								
	<table> <tr> <td data-bbox="311 1456 391 1523">1.</td><td data-bbox="391 1456 1468 1523">Financial Discipline</td></tr> <tr> <td data-bbox="311 1523 391 1612"></td><td data-bbox="391 1523 1468 1612">The RERA Act OF 2016 strives to ensure greater financial discipline in the real estate sector. Some of its provisions are as follows:</td></tr> <tr> <td data-bbox="311 1612 391 1859">(a)</td><td data-bbox="391 1612 1468 1859">A promoter shall not accept more than ten percent of the cost of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and registering the said agreement for sale.</td></tr> <tr> <td data-bbox="311 1859 391 2036">(b)</td><td data-bbox="391 1859 1468 2036">Seventy percent of the amounts realized for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that</td></tr> </table>	1.	Financial Discipline		The RERA Act OF 2016 strives to ensure greater financial discipline in the real estate sector. Some of its provisions are as follows:	(a)	A promoter shall not accept more than ten percent of the cost of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and registering the said agreement for sale.	(b)	Seventy percent of the amounts realized for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that
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		purpose.
	(c)	Withdrawal from such accounts shall be in proportion to the percentage of completion of the project, which shall be certified by an engineer, an architect or a chartered accountant in practice.
	(d)	Promoter to compensate buyer for any false or incorrect statement with full refund of property cost with interest.
	(e)	Project accounts to be audited / FY. Copy to be submitted to HARERA.
	(f)	Provision under the Act have been put in place to freeze project bank account upon non-compliance.
	(g)	Provision for stringent financial penalties for non-compliances of directions passed by HARERA, Gurugram.
2.	Transparency	
	Now every project that commences in Gurugram has to be mandatorily registered with HARERA, Gurugram and the promoter of the project has to make disclosure about all the mandatory clauses, or clauses that he may further want to add. All the above information is available in the public domain.	
	(a)	The promoter is compulsorily required to furnish such other information and documents as may be specified by the regulations made by HARERA, Gurugram
	(b)	The advertisement or prospectus issued or published by the promoter shall mention prominently the website address of HARERA, wherein all details of the registered project have been entered and include the registration number obtained from the Authority.
3.	Trust	
	(a)	One of the key issues in real estate sector was lack of trust between the promoters and consumers. HARERA, Gurugram is working towards bridging this trust through various initiatives including conciliation, greater professionalism, accountability, and commitment towards the sector. These trust building initiatives shall go a long way towards transformation of this sector.
	(b)	The rates of interest payable by the promoter to the allottee and the allottee to the promoter in case of default is equitable.
	(c)	Mandatory provisions for developer/promoters to provide all information along with RERA registration number in any advertisement, prospectus, brochures etc. for marketing of its project

		(d)	Display of sanctioned plans, layout plans, along with specifications, approved by the competent authority, at the site or such other place as specified by the regulations made by the authority
		(e)	Wherever requested, giving an opportunity to the complainant to attend the project hearings/suo-motu complaints hearing filed against the promoter-developer to ensure transparency and equity
	4.	Timely Project Completion	
		(a)	HARERA, Gurugram is also working towards ensuring that projects which are registered are completed and delivered to allottees on time.
		(b)	Taking strict measures and issuance of penalty as per the provisions of the Act against the developer who wilfully delay the completion of the project and handing over of possession

SECTION A-3

Important Achievements

The introduction of RERA Act of 2016 is of great importance for the real estate sector, as it is one of the leading revenues generating sector of India and it needed some transparency and a regulating authority which could keep a check on transactions dealt by the developers.

RERA Act of 2016 intends to bring transparency and accountability in the sector. Besides mandatory registration for real estate projects and real estate agents/ Intermediaries, a host of disclosures are required to be made by the promoters of such real estate projects. There are significant penalties proposed for non-compliances. Further, buyers/allottees are bestowed with host of rights and are abundantly protected. A fast-track mechanism for non-compliance and for grievances redressal is provided.

Over the past two years the real estate sector has witnessed structural changes that have transformed the dynamics of the sector and with the establishment of the Real Estate Regulatory Authorities, the real estate sector is undergoing a phase of catharsis.

The revival of confidence amongst buyers could lead to process of residential and commercial properties in Gurugram increasing by as much as 10% to 20%. The market in Gurugram has now been witnessing the positive effects of the implementation of the Act, 2016. The next few years will be even more exciting for buyers since builders are under pressure to complete pending projects in the next three years, in line with PM Narendra Modi's promise of 'housing for all by 2022'. In Gurugram, the realty investment hotspots are the areas where the Southern Peripheral Road and Northern Peripheral Road (as the Dwarka Expressway is also known) meet at NH-8 (sectors 91-112 and 37D, sectors 58-63, 68, 78-81, 84 and 85-86). As per data by Anarock Property Consultants, the weighted average price for properties launched between January - May in 2019 is Rs. 4,900/- per sq. ft. Approximately 8,500 new units have been launched in Gurugram from January to May, 2019 comprising nearly 51% of the total supply in the entire NCR. Experts said that Gurugram will soon take a lead in affordable housing too since many projects are being launched in this segment.

During the year major achievements of the authority are as under:

III.	IMPORTANT ACHIEVEMENTS
(a)	A mature market: The authority has gradually made the market mature and responsible for deliveries and completion, "With the Real Estate (Regulation and Development) Act, 2016 coming into force, several small-time developers who were not able to deliver and adhere to ethical practices

	have been weeded out. The market is now open for established and professional development firms and end users have gained renewed confidence in the housing market. Thus, sales have gradually improved in the year 2019-2020.
(b)	Promised delivery: The authority has been able to turn market mature and has proved to be responsible for a slew of deliveries this year. It is likely that the Gurugram market will register an increased number of project completion.
(c)	Project Progress Monitoring: As part of the Functions and Duties for the promoter defined under Section 11 and section 34(b) of the Real Estate (Regulation and Development) Act, 2016 read with Rule 14 of the Haryana Real Estate (Regulation) and Development Rules, 2017 the promoter is required to update the details for the project, within seven days from the expiry of each quarter. The key reports being: Architect Certificate (Annexure A), Engineer Certificate (Annexure B) and Chartered Accountant Certificate (Annexure C) as provided in the Haryana Real Estate Regulatory Authority, Gurugram [Compliance of Section 4(2)(1)(D) Regulations, 2020. Chartered Accountant Certificate (Annexure C) enables the authority to keep a tab on withdrawal of funds from the RERA designated bank account.
(d)	Operationalizing of web page & DPI: The authority during the year 2019-2020 operationalized its web page for filing of forms relating to registration of real estate projects these formats include filing of forms by developers [Form A to H, Detail Project Information (DPI) and Quarterly Progress Reports]. The authority also started the process for online registration of real estate agents as per the provisions provided under section 9 of the Real Estate (Regulation and Development) Act, 2016.

SECTION A-4

The Year in Review

1. Taking up distressed projects to ensure its completion

Greenopolis Project:

"Greenopolis Project", is a residential group housing colony on the land measuring 47.218 acres in the revenue estate of village Hayatpur Badha, Sector 89, district Gurugram, Haryana. The project comprises of 1862 apartments and was to be developed in three phases. M/s Orris Infrastructure Pvt. Ltd had applied for a licence with other land-owning companies for constructing the project in Sector 89, Gurugram in 2011, and started selling units in the year 2012. M/s Orris Infrastructure Pvt. Ltd entered into a joint development agreement with M/s Three C Shelter Pvt Ltd to develop the entire project comprising of 1862 units in 29 towers, spread across 47.218 acres. Of these, 65% flats were owned and sold by Three C, while the remaining 35% were marked and sold by Orris. The construction started in 2014, promising possession in 2015, however the same has not been granted till date.

The aggrieved allottees were left in lurch after hitting a deadlock with the promoters/developers. The frustrated and helpless allottees, who have invested their entire lifelong savings to have a decent shelter, were made to run from pillar to post, without any relief. With the establishment of the Haryana Real Estate Regulatory Authority, Gurugram, the aggrieved homebuyers approached the authority for relief. Taking a serious view of the offence, HARERA, Gurugram, after several rounds of meetings and hearing with the homebuyer, promoter/developers and the directors of M/s Orris Infrastructure Pvt. Ltd and M/s Three C Shelter Pvt Ltd, vide its detailed order dated 23.01.2019 issued several directions for enabling completion of the project.

The Haryana Real Estate Regulatory authority, Gurugram is of the view that the repeated acts of non-adherence to the timelines and other provisions of law, clearly show that the promoters/developer/directors have no intention to complete the project and are only attempting to deceive the authority by hiding behind the veil of inappropriate legal technicalities.

However, the Haryana Real Estate Regulatory authority, Gurugram is committed to protect the interest of the homebuyers and in furtherance of this intention the authority has held the promoter M/s Orris Infrastructures Pvt. Ltd. primarily responsible for completion of the project in a time bound manner.

SARE Gurugram "Crescent Parc"

The Haryana Real Estate Regulatory Authority, Gurugram (Authority) took suo-motu cognizance of the violation of the provisions of the Real Estate (Regulation and Development) Act, 2016 committed by SARE Gurugram Pvt. Ltd. and issued a show-cause notice vide memo no HARERA/GGM/2019/Suo Motu/12 dated 07.12.2019 to the promoter company for violation of sections 3, 4 and 11 of the RERA, Act, 2016 with regard to their registered project i.e "Crescent Parc", Phase -5 registered vide registration no. 262 of 2017, by the interim RERA (Panchkula).

The Authority, on hearing dated 09.12.2019 issued directions to the promoter to submit complete information with regard to registration and occupation certificate granted for all phases of the project. The Authority was informed by the representatives of the promoter that the project is being developed in phases i.e phase 1, 2, 3, 4, 5, 6 and 7 and accordingly based on the request made by the representatives of the resident welfare associations of Phase 1, 2, 3 and 4 the Authority decided to take up the matters regarding Phase 1, 2, 3, 4 and 5 as independent complaints vide following case no as :

- i) Phase 5- registered vide registration no. 262 of 2017
Filed as Suo-Motu (complaint) Case No. RERA-GRG- 6369 of 2019
- ii) Phase-4 registered vide registration no. 270 of 2017
Filed as Suo-Motu (complaint) Case No. RERA-GRG-803 of 2020 dated
- iii) Phase-3, (partial OC Received for Tower T1 to T5). However, it is noted the phase is an ongoing project and yet not registered with not registered
Filed as Suo-Motu(complaint) Case No. 831 of 2020
- iv) Phase 1 & 2 OC received and RWA formed
Filed as Suo-Motu (complaint) Case No. 833 of 2020

The Authority on hearing representatives of all the RWA's/stakeholders of phase 1, 2, 3, 4 and 5 on 27.07.2020 observed that presently there is neither any director nor senior management officer in the promoter company SARE Gurugram Pvt. Ltd. and even the office of the promoter company has shut down. In such circumstance the Authority appointed a monitoring consultant, who would assist the Authority in providing complete information regarding the project and the promoter company. The monitoring consultant prepared a mitigation plan with the concurrence of the association of allottees and submitted the same in the Authority. In furtherance, the Authority got the due diligence done of this mitigation plan by an independent financial auditor firm.

These extraordinary measures have been taken by the Authority to ensure that the innocent homebuyers who have allotted their hard earned money in real estate project get their homes.

Fund Diversion Cases:

Supertech "Aravelli", "Basera", "Hill View" and "Hues and Azalia"

In the above four cases, the authority issued show cause notices to the promoter i.e M/s Supertech Private Limited and its lenders namely Indiabulls Housing Finance Limited, PNB Housing Finance Limited and Industrial Finance corporation of India for violation of provisions of section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act 2016 and misappropriating 100% of the receivables from the allottees towards repayment of loan dues instead of utilising 70% of this money towards project construction and development. Due to this illegal diversion of funds the projects became stressed and the fate of thousands of allottees remain in doldrums. In these suo motu cases, the authority issued directions to freeze the project accounts of these real estate projects, so that the remaining amount is not illegally diverted by the promoter in connivance with its lenders. The authority has also ordered for financial audit and quantum survey of these projects.

2. Suo-motu cognizance of non- registered projects

Section 3(1) of the Real Estate (Regulation and Development) Act, 2016 states that "no promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act". There are many projects in which marketing and selling is being carried out for which the investigation team comprising engineers of the authority has been framed to find out the projects in which marketing/selling being done without getting registration certificate from the authority by making regular site visits and collect the information regarding the project being developed so that necessary action can be taken in these matters. After collecting the necessary information about the projects and not saved under Section 3(2) of the Act *ibid*, the authority took Suo motu cognizance in the matters and imposes the penalties under Section 59 of the Real Estate (Regulation and Development) Act, 2016 read with Section 3 of the Act *ibid*.

3. Setting up of conciliation forum

HARERA, Gurugram is under the process of setting up conciliation forum. The forum is formed under section 32(g) of the Real Estate (Regulation and Development) Act, 2016. The objective of the forum is amicable dispute resolution wherein neutral conciliators from promoter and consumers side guide the parties towards settlement. Further, the Haryana Real Estate Regulatory Authority, Gurugram (constitution of conciliation &

dispute resolution forum) Regulations, 2019 shall be notified in the Haryana Government official gazette in due course of time.

4. Covid-19 Outbreak

The impact of the Novel Coronavirus on Indian real estate has been unprecedented. In the first three months of its outbreak, it brought construction activities to a halt and significantly eroded the market of its potential buyer-base. With property transactions dipping to near-zero during the nation-wide lockdown in March 2020, the realty sector faced some of the most challenging times ever. The interdependence of supply chains, migration of labourers, cost overruns, and liquidity constraints came to fore and emerged as some of the looming challenges.

COVID-19 till date has infected more than 4,70,15,234 people worldwide and has claimed over 12,08,455 lives across the globe (As on November 3, 2020). With the World Health Organisation (WHO) declaring it a global health emergency and pandemic on March 11, 2020, the sentiments of businesses worldwide have been severely impacted and are mostly negative in their outlooks. The outbreak has created a great deal of uncertainty regarding trade and imports across the globe.

In the Indian context, the impact of COVID-19 outbreak seems devastating. With the national GDP plunging into negative figures, the country seems to be facing one of its worst economic recession. The real estate sector, too, touched the lowest of lows during the almost three-month-long nationwide lockdown. While construction activities came to a sudden halt, reverse migration of labourers made the resumption of work even difficult. Developers faced severe liquidity constraints and homebuyers lost a significant appetite to buy a property after the job market got gravely bitten. Home sales and new property launches suffered a great deal as the nation struggled to battle the pandemic. Six months into the situation, real estate demand seems to be picking up with genuine homebuyers willing to take advantage of the reduced demand and increased negotiation potential. Development work across construction sites, too, seems to have begun, albeit at a slower pace.

Vide **No.9 / 3 -2020 HARERA/GGM (Admn)** the authority issued a circular for invoking Force Majeure for Covid-19 Pandemic

5. Regulatory regime

Haryana Real Estate Regulatory Authority is mandated to ensure that the promoter/developer completes the registration project and hands over all facilities to the allottees on/prior to project end date furnished to the authority at the time of seeking grant of registration. As well as all ongoing, projects and new projects are registered in the HARERA authority. RERA Projects buyers form non-professional developers by ensuring that the land title is clear, the encumbrances are sustainable, the documents for sale are sound and legally enforceable and in accordance with the model documents. The physical progress and the financial discipline are monitored by independent engineers and financial experts as well as by ensuring the development and operation of the owners' associations. To make this happen the authority has focused on monitoring of following quarterly progress reports.

SECTION A-4(A)

Landmark Decisions

IV.	THE YEAR IN REVIEW	
	The year was filled with lot of challenges before the authority since a number of writ petitions were filed by various developers against the orders passed by this Authority, despite these hindrances the Authority continued to give some very important judgments.	
	A.	Landmark Judgements
	1.	CR/1979/2019 titled as Akshay Kumar Gupta & Ashish Kumar Gupta vs. Supertech Limited
		In the instant matter the complainant entered into a tri-partite agreement with the developer and banker basis a subvention scheme whereby the developer had undertaken to pay the pre-EMI interest till the offer of possession on behalf of the allottee to the bank. However, the promoter defaulted in paying the pre-EMI interest in contravention to the terms and conditions of the agreement. The complainant prayed for directions on the respondent for handing over of the possession of the unit along with delayed payment of interest on the amount paid by the complainant.
		Decision- The authority observed that the substantial part of the payment has been raised by the developer on behalf of the complainant from HDFC Bank Limited. Despite the fact that the pre-EMIs are being paid by the complainant, however, interest liability along with the principal amount is that of the complainant till the offer of possession. In such type of cases, the builder/developer who has paid EMIs for a particular period of 36 months that principal amount shall not be the part of the interest. However, the complainant/allottee is entitled for delayed possession charges till the offer of possession after obtaining of occupation certificate by the respondent on the rest of the amount which he had paid from his pocket on account of raising of loan. Calculation sheet to that extent be made inter-se both the parties
		The prayer of the complainant regarding payment of interest at the prescribed rate for every month of delay, till handing over of

		possession on account of failure of the promoter to give possession in accordance with the terms of the agreement for sale as per provisions of section 18(1) was allowed.
	2.	CR/2853/2019 titled as Mrs. Ruby Chauhan Vs. Supertech Ltd. In the instant matter the complainant aggrieved by the non-compliance of the provisions of the Act by the promoter in not handing over the possession of the unit in time, the allottee filed the instant complaint seeking delay possession charges along with interest at the prescribed rate on the amount paid to the bank as pre-EMI interest and the amount paid by the complainant. Decision- The non-compliance of the mandate contained in section 11(4)(a) read with section 18(1) of the Act on the part of the respondent was established and the prayer of the complainant regarding payment of interest at the prescribed rate for every month of delay, till handing over of possession on account of failure of the promoter to give possession in accordance with the terms of the agreement for sale as per provisions of section 18(1) was allowed.
	3.	CR/749/2019 titled as Mr. Manohar Lal Kapur and Mrs. Usha Kapur Vs. M/s Raheja Developers Limited In the instant complaint the relief sought by the allottee was to direct the respondent to pay delayed charges at the prescribed rate for every month of delay from due date of possession till the offer of possession on amount paid by complainants and direct the respondent to give the possession of flat as soon as possible after completion of all necessary documents obtained from concerned department. The respondent content the matter stating that since it had applied for grant of Occupation Certificate in respect of the project in question on 27.04.2017 i.e. before the coming into force of the Haryana Real Estate (Regulation & Development) Rules, 2017, the project is not covered under the provisions of the Act is without any force. Only those projects in respect of which completion certificates or Occupation Certificates had been received on the date on coming into force of the Act were not covered under the provisions of the Act and the Rules as provided in proviso no. 1 of Section 3 (1) of the Act. Decision: The Authority held that Ongoing project has been defined in Rule 2 (1)(o) of the Rules it reads as under: - "on-going project" means a project for which a license was issued for the development under the Haryana Development and Regulation of

		Urban Area Act, 1975 on or before the 1st May, 2017 and where development works were yet to be completed on the said date, but does not include: (i) any project for which after completion of development works, an application under Rule 16 of the Haryana Development and Regulation of Urban Area Rules, 1976 or under sub code 4.10 of the Haryana Building Code 2017, as the case may be, is made to the Competent Authority on or before publication of these rules; and (ii) That part of any project for which part completion/completion, occupation certificate or part thereof has been granted on or before publication of these rules. Therefore, as per the definition above the project of the respondent shall also be treated as an ongoing project and shall fall under the jurisdiction of the Authority. Hence the Authority held that the non-compliance of the mandate contained in section 11(4)(a) read with section 18(1) of the Act on the part of the respondent was established. The prayer of the complainant regarding payment of interest at the prescribed rate for every month of delay, till handing over of possession on account of failure of the promoter to give possession in accordance with the terms of the agreement for sale as per provisions of section 18(1) was allowed.
		4. CR/2442/2018 titled as Jiten Bhalla Vs. M/s Oasis Landmarks LLP & M/s Oasis Buildhome Pvt. Ltd. In the instant complaint the allottee raised the issues regarding illegal and arbitrary demand by the Developer of the entire consideration which was construction linked but was being demanded by the Developer/promoter in contravention to the provisions of the Act as well as non-production of structure stability certificate being a mandatory norm since the project falls under the seismic zone- 4 of Gurugram. Decision: After taking into consideration all the material facts adduced by both the parties, the authority exercising powers vested in it under section 37 of the Real Estate (Regulation and Development) Act, 2016 hereby advises the complainant to approach the authority after getting the possession of the flat, if any, structural defect is noticed, he can pursue the matter as per the provisions of section 14 (3) of the RERA Act for which the respondent is liable to get the defects removed and if the respondent/builder fails to do so then the complainant/buyer himself can get the defects rectified and

		seek adequate compensation on this count.
	5.	CR/1945/2018 titled as Karan Singh Chettri & Anr. Vs. Parsvnath Developers Ltd. In the instant complaint the allottees alleged that the possession has not been offered, however only fit out possession has been issued by the respondent whereby have claimed maintenance deposit and holding charges. Decision: The Authority while passing the landmark judgment pointed out that fit out possession is not actual possession as per the provisions of the Act. Hence, the respondent is liable to pay delay possession charges along with interest from the due date of possession till actual offer of possession. Also, the respondent cannot charge any holding or maintenance charges till the actual handover of possession.
	6.	CR/1650/2019 titled as Sushil Kumar & Anr. Vs. M3M India Pvt. Ltd. The instant complaint was filed by the second allottee after taking possession of the unit and issuance of OC inter alia praying for DPC. Also, the complainant prayed for directions to the respondent to execute the conveyance deed in their favour. Direction: The Authority observed that the complainant have already taken possession and no delay occurred in the offer of possession, therefore, DPC cannot be granted. However, the Authority directed the respondent enter into the conveyance deed with the complainant within a month from the date of the order.
	7.	CR/126/2019 titled as Sarika Arora Vs. Tata Housing Development Co. Ltd. The instant complaint was filed inter alia praying the Authority to direct the respondent to refund the entire paid amount of the complainant along with interest from the date of making request till its realisation. Decision- The authority observed that the project is already complete and possession has also been offered to the complainant, so, refund of amount as prayed for by the complainant is not admissible. But keeping in view the financial constraints as well as other domestic and social obligations of the complainant, the authority is inclined to order refund of the deposited amount after deducting 10% of the total sales consideration plus applicable taxes. Thus, the authority direct the respondent to cancel the allotment of unit and refund the balance paid amount of the complainant after

		deducting 10% of the total consideration along with applicable taxes, if any paid by the government within a period of 90 days from the issuance of this order.
	8.	CR/2776/2019 titled as Anil Aggarwal Vs. Victory Infraedge Private Limited. The complainant in the instant matter requested the authority to direct the respondent to handover the peaceful possession of the subject unit and to take the balance amount for the aforesaid unit without any interest or late payment. Decision- The authority is of the view that the complainant had only paid earnest money for booking of commercial unit with the respondent and after payment of earnest money, no further interaction with regard to booked unit took place between the parties. But, the authority finds that no BBA had been executed till date between the parties, thus the provisions of RERA Act are not applicable in the matter. The respondent was directed by the authority to refund the earnest money taken from the complainant for booking of commercial unit within a period of 90 days from the date of this order.
	9.	CR/2571/2018 titled as Mr. Bhaskar Das Gupta Vs. Apex Buildwell Pvt. Ltd Relief sought by the complainant- Direct the respondent to deliver the possession and to pay interest on the amount paid by the complainant for the delayed period. The respondent raised two main contentions- During, the final arguments on 17.12.2019, the complainant raised an issue that the respondent doesn't allow the complainants to enter the premises and even doesn't allow to check the status of the allotted unit in the project, in respect of the same concern an another issue raised in front of the authority that On 13.07.2019, a team of local commissioners consisting S/Shri Sumeet, Nikhil and Satyjeet, Engineer Executive of the authority had gone to visit the site. However, the builder adopted strong arm tactic against them and a complaint to this effect was filed in local police station. Decision- The authority observed that the builder as per the provisions of RERA Act cannot and should not deny any home buyer to visit the site to see the progress of the project. A warning is being issued to the promoter/builder to desist from such type of wrong tactic in future. The complainant was directed to visit the site in peaceful manner. The prayer of the complainant regarding payment of interest at the prescribed rate for every month of delay, till handing over of possession on account of failure of the promoter to give possession in accordance with the terms of the agreement for sale as per provisions of section 18(1) was allowed.

		10.	CR/5435/2019 titled as Ritica Kapoor Vs. Ansal Housing & Construction Ltd
			Relief sought by the complainant- Direct the respondent to deliver the possession and to pay interest on the amount paid by the complainants for the delayed period. Decision- With respect to the possession clause the Authority given a number of opportunities to the respondent/promoter to submit relevant documents for justifying the delay including the copy of environmental clearance which he has failed miserably to submit till date. Therefore, the due date of handing over possession calculated from the date of execution of agreement. The prayer of the complainant regarding payment of interest at the prescribed rate for every month of delay, till handing over of possession on account of failure of the promoter to give possession in accordance with the terms of the agreement for sale as per provisions of section 18(1) was allowed.
		11.	CR/136/2019 titled as Mr. Bhisham Parashar Vs. CHD Developers Ltd
			The relief sought by the complainant in the instant complaint was to allow the complainant to withdraw from the said project with the refund of Rs.5,59,460/- along with interest. Decision- The Authority after going to the facts and circumstances and contention of the parties directed the respondent to refund the paid up amount of the complainant after deducting 10% of the total sales consideration without interest within 90 days from the date of issuance of this order.
		12.	CR/2153/2019 titled as Mr. Karambir Malik Vs. M/s Chintels India Ltd
			The relief sought by the complaint in the instant complaint was to direct the respondent to refund the entire amount paid by the complainant along with interest @ 18% per annum from the date of respective deposits till its actual realisation Decision- The Authority considering the contentions and documents filed by the parties directed the respondent to refund the amount paid by the buyer along with prescribed rate of interest within a period of 90 days from the issuance of this order.
		13	CR/1812/2019 titled as Surinder Riat Vs. Emaar MGF Land Ltd.
			Relief sought by the complainant- Direct the respondent to deliver the possession and to pay interest on the amount paid by the complainant for the delayed period. The respondent raised two main contentions- Firstly, the time taken by the competent authority in processing the application and issuance of occupation certificate shall be excluded from computing

		the delay (time period) in handing over the possession. Secondly, the complainant executed an affidavit and undertaking cum indemnity whereby it was agreed that the complainant would not be entitled to any compensation for delay in handing over possession or any rebate under a scheme or otherwise or any discount by whatever name called from the respondent, for which the original allottees might have been entitled to. Decision- The authority observed that the respondent has applied for grant of occupation certificate on 11.02.2019 and the same was granted on 17.10.2019. In the present case, the respondent has completed its application for occupation certificate only on 07.09.2019 when Senior Town Planner, Gurugram has submitted requisite report. The authority held that the application submitted on 11.02.2019 was incomplete and incomplete application is no application in the eyes of law. The authority did not place reliance on the indemnity-cum-undertaking and held that the execution of indemnity-cum-undertaking would defeat the provisions of section 23 and 28 of the Indian Contract Act, 1872 and therefore would be against public policy, besides being an unfair trade practice. The prayer of the complainant regarding payment of interest at the prescribed rate for every month of delay, till handing over of possession on account of failure of the promoter to give possession in accordance with the terms of the agreement for sale as per provisions of section 18(1) was allowed.
14.	CR/1754/2019 titled as Mrs. Kavita Gambhi and Anr. Vs. Emaar MGF Land Ltd	Relief sought by the complainant- Direct the respondent to deliver the possession and to pay interest on the amount paid by the complainants for the delayed period. Direct the respondent to make refund of the excess amount collected on account of any area in excess of carpet area as the respondent has sold the super area to the complainants. Decision- The non-compliance of the mandate contained in section 11(4)(a) read with section 18(1) of the Act on the part of the respondent was established. With respect to the relief of selling super area in excess of selling carpet area as sought by the complainants, the Director of Town and Country Planning had issued license bearing no 107 of 2012 dated 15.10.2012 under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 in the favour of respondent on 15.10.2012. The license was issued prior to the date of commencement of Real Estate (Regulation and Development) Act, 2016. Moreover, the promoter has executed buyer's agreement with the allottees on 28.05.2013 i.e. prior to the applicability of the Real

		Estate (Regulation and Development) Act, 2016. As per the buyer's agreement, the unit/flat has been sold on super area basis therefore, in the present case the promoter can sell super area in place of carpet area to the allottees. The respondent shall not charge anything from the complainants which is not part of the buyer's agreement. The prayer of the complainant regarding payment of interest at the prescribed rate for every month of delay, till handing over of possession on account of failure of the promoter to give possession in accordance with the terms of the agreement for sale as per provisions of section 18(1) was allowed.
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SECTION A-4(B)

LEGISLATIVE WORK

B.	Legislative Work			
	Powers to make regulations under Section 85 of the Real Estate (Regulation and Development) Act, 2016 empowers the authority to make regulations from time to time in order to devise its procedure for effectively carrying out its work. During the year 2019-2020 the authority has made the following regulation			
	S.N.	REGULATIONS BY THE AUTHORITY	NUMBER	DATE OF NOTIFICATION IN THE OFFICIAL GAZETTE OF HARYANA GOVERNMENT
	1.	Haryana Real Estate Regulatory Authority, Gurugram (late fee for delay in applying for extension of registration of real estate project) Regulations, 2019	17/RERA GGM Regulations 2019	Notification date- 2019-05-10
	Section 37 of the Real Estate (Regulation and Development) Act, 2016 empowers the authority to issue directions. During the Year 2019-20 the authority notified following directions in the Haryana Government gazette.			
	S.N.	REGULATIONS BY THE AUTHORITY	NUMBER	DATE OF NOTIFICATION IN THE OFFICIAL GAZETTE OF HARYANA GOVERNMENT
	1.	Direction to the builders/promoters with regard to opening of bank accounts as per provisions of RERA	No. 1/RERA GGM Directions 2019.	Notification date- 2019-05-10
	2.	Directions regarding [Compliance of Section 4(2)(1)(D)] of the Real Estate (Regulation and Development) Act, 2016	No. 2/RERA GGM Directions 2020	Notification date- 2020-03-02

SECTION A-4(C)

Outreach Programme

	C.	Outreach Programme	
		1.	Awareness and training to the real estate agents programmes were conducted in the office of the Authority on regular basis. A group of real estate agents were imparted training every second Saturday of the month.
		2.	Grievance redressal camps were organized on every 1st and 3rd Mondays of every month for the real estate agents.
		3.	Interactive sessions were organized with the Ph. d Chamber of commerce about the various provisions of the RERA Act, 2016.
		4.	Grievance redressal camps for the allottees were organized on regular basis
		5.	HARERA, Gurugram has displayed information in office corridors on the notice boards (1 Big -20'x6 and small -4'2.5" in size) providing detailed information for awareness of all the real estate stakeholders viz. promoters/builders/companies/real estate agents and buyers viz. as under:
		(a)	Which projects come under RERA?
		(b)	How can a builder be RERA Act compliant?
		(c)	Which information does a builder need to provide under RERA Act, 2016?
		(d)	How to register a project under RERA Act, 2016?
		(e)	How will RERA Act impact insurance cost for construction and land title?
		(f)	How can brokers/real estate agents become RERA Act, compliant?
		(g)	When and How should you file a complaint under RERA Act, 2016?
		Displayed Boards have further provided information relating to:	

			(a)	Registration
			(b)	Title representation
			(c)	Responsibilities of broker
			(d)	Insurance against land title and construction of project
			(e)	Continual disclosure by promoters
			(f)	Standardization of sale agreement
			(g)	How will RERA Act, 2016 impact Home Buyers?
		6.	Interactive sessions with the Developers/Promoters was organized at the Office of the Authority for educating them on the compliances and obligations which a promoter is required to comply with from time to time as provided under the Act was organised on 4 th Saturday of every month. One of the key focus of the session was to highlight the key obligations to be complied with, penalties provided under the Act in case of non-compliance by the promoter/developer not only for non-registration but also in case of delay in delivery of possession as well as the remedies available to the developer/promoter in case of non-compliance by the allottee.	
		7.	Workshop and interactive session was organized on 1 st and 3 rd Saturday of every month. by the officials of the Authority on the compliances required to be done by the Real Estate Agents and penalties that may be levied in case of non-compliance of the obligations enumerated in the Act.	
		8.	Interactive session with the Allottees and Resident Welfare associations for creating awareness amongst them about the rights and liabilities of the allottees as provided under the Act. Recourses and reliefs available to them in the even the promoter/developer defaults in fulfilling its obligations as per the Act.	
		9.	Interactive Session with Lawyers was organised on 1 st Monday of every month regarding the process for filing complaints before the Authority and Adjudicating Officer, fees to be paid etc. form and mode of payment and filing of complaints. Further, the key objective of the session was to apprise the lawyers of the rights, obligations, compliances to be done by the promoter as well as the allottees, penalties that can be imposed in case of non-compliance of the provisions.	
		10.	Knowledge transfer seminars were arranged from time to time by the officers of the Authority wherein information about the Act, how to use the website, operation of the portal etc. was lucidly explained to	

			large audiences through informative and interactive power point presentations.
		11.	Participation of RERA in various seminars and workshops organized by government and private bodies with an objective to brainstorm with various stakeholder to improve the implementation of RERA in the country.
		12	Workshop on process of registration of projects under the Act on 1 st working day of every month. One of the key focus of the session was to highlight the importance and benefit of being registered under the Act, registration forms, fees to be paid, process for registration, documents to be submitted, timelines to be followed, categories of projects falling under the purview of the Act.
		13.	Workshop for numerous stakeholders including Promoters, real estate agents, Consumers, Lawyers, Chartered Accountants, Architects, Engineers and so on was organised every three months. The objective of the programme was to enhance awareness of key provisions of RERA and encourage stakeholder inputs and participation.

SECTION A-5

CAPACITY BUILDING

V.	CAPACITY BUILDING
1.	Advertisement by social media: The social media cell of the authority is proactive in all social media platforms like Twitter, Facebook, YouTube and various other mediums to raise public awareness in relation to Real Estate (Regulation and Development) Act, 2016 & the authority. Various videos have been recorded on topics such as: 1. General Administration regarding complaints. By Secretary of Harera: Pratap Singh 2. Functioning of RERA. BY PS: Satvir PS Singh 3. Introduce DR. (H.C) Deepa Malik Padma Shri, Khel Ratna, Arjuna awardee, Para-Olympic medallist, 2016 as Grievances Redressal and public relations officer 4. introduce DR. (H.C) Deepa malik padma shri khel ratna arjuna awardee Paralympic medallist 2016 grievances redressal and public relations officer 5. What's Act, Rules and Regulation. C.S: Ankita Pandey 6. Informatory video on how to apply for registration of projects in HARERA, GGM by Ms. Gunjan Chaudhary, Architecture Officer. 7. Overview of Act 2016 by Legal officer: Dr. Geeta Rathee Singh 8. Short comings of a complaint filed with RERA Gurugram - By Sharad Goyal -Legal Officer 9. Scheme of real estate (Regulation and Development) Act,2016 by Ms. Poornima Yadav (Associate Legal Executive) 10. Interpretation of the definition of promoter to exclude financial institutions by Shreya Gupta Associate Legal Executive. and posted on social media for the information of public.
2.	Awareness by Printed Hoardings: Printed hoardings were placed in various areas of Gurugram for information and awareness of general public.
3.	Awareness by Seminar/Workshop: Seminars/workshops have been organized from time to time to educate allottees, agents and promoters regarding provisions of the Act.
i.	Promoters' meetings were organized for giving training and creating awareness about the various provisions of the Real Estate (Regulation and Development) Act,2016 to the key management personnel and officers of the real estate promoter entity.

	ii.	On various law points workshops were organized for the legal representative of the real estate stakeholders. The authority members attended interactive sessions in the meeting of various forums.
	iii.	Seminar to educate about various provisions of the RERA Act, 2016 was organized with the representatives of resident's welfare association.
	iv.	Seminar regarding expenditure to be met out of 70% ESCROW Fund was organized which was attended by chartered accountants, directors of promoter companies, officers dealing with finance and accounts in the promoter's organizations. technical conference on various provisions of RERA Act, 2016 was organized for the architects, town planners and engineers. This seminar was attended by large number of technical representatives.
	v.	IT Training of all HARERA officers and employees to educate them on how to register complaints online on the website of HARERA, Gurugram. Also the legal officials of the legal cell were given training on how to update dates of hearing of the matters, uploading of zimnis (daily orders), judgments passed by the authority as well as the adjudicating officer on the website for the public information.
	4.	Conciliation forum trainings for the Legal Officers and other officials of the authority was imparted to educate them on the importance of conciliation and mediation for speedy dispute resolution between the parties. The objective of this training was to reduce the number of complaints being filed by both the allottee as well as the developer by arranging a meeting between the parties to mitigate their dispute even prior to filing of complaint to save time and expenditure of the parties as well as for speedy recourse.
	5.	Workshop on the relevant and key features of the Act, role of the officers/officials of the authority in day to day working of the authority as well as the code of conduct to be followed.
	6.	Workshop on prevention of sexual harassment of women at workplace as well as what steps can be taken to safeguard the same, of all employees was conducted.
	7.	An orientation workshop was conducted for the employees of HARERA, Gurugram for Project monitoring - quality of construction, redressal of Complaints, bringing financial discipline in the Industry, effective/efficient well-functioning of IT system (RERA Web portal) and public awareness through the media.
	8.	Monthly meetings of the officials/officers of the Authority was held to discuss the progress of the month, difficulties if any and suggestions to

	remove the same. Further latest judgments with respect to RERA, Act of 2016 are also discussed in order to keep all the officials abreast with the latest developments and norms laid down in these judgments which the authority may refer to while passing daily orders as well as judgments.
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General Administration regarding complains. By Secretary of Harera: Pratap Singh



gurugramharera SECRETARY OF HARERA

General Administration regarding complains.
By Secretary of Harera: Pratap Singh

24s

Functioning of RERA. By PS: Satvir Singh



gurugramharera Functioning of RERA.
By PS: Satvir Singh

1s

Introduction DR (HC) Deepa Malik Padma Shri Kirti Rout
Arjuna Awardee Paralympic Medalist 2016 Grievances redressal
and public relation Officer



gurugramharera DR. DEEPA MALIK

INTRODUCE DR./H.C) DEEPA MALIK
PADMA SHRI KHIL RATNA ARJUNA
AWARDEE
PARALYMPIC MEDALLIST 2016
GRIEVANCES REDRESSAL AND PUBLIC
RELATIONS OFFICER.

20m

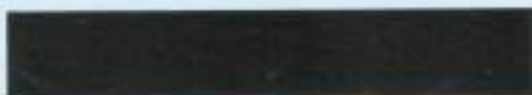
*Sale deed can be cancelled after mutation. Legal officer
Gurbachan kaur*



gurugramharera Gurbachan kaur

Sale deed can be cancelled after
mutation. Legal officer Gurbachan
Kaur

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gurugramharera Legal officer

Overview of Act 2016. Legal Officer: Mrs. Geeta Rathi



What's Act, Rules and Regulations, C.S: Ankita Upadhyay



gurugramharera C.S:ANKITA
UPADHAY

What's Act, Rules and Regulations,
C.S: Ankita Upadhyay

21w

Deepak Chaudhary Vs PNBHFL Shreya Gupta Associate Legal Executive.



gurugramharera Deepak Chaudhary

Deepak Chaudhary vs PNBHFL,
Shreya Gupta Associate Legal
Executive.

21w

Informatory video on how to apply for registration of projects in HARERA, GGM by Ms. Gunjan Chaudhary, Architecture Officer.



gunjanharera · informative video

Informatory video on how to apply for registration of projects in HARERA, GGM by Ms. Gunjan Chaudhary, Architecture Officer.

24x

How to file a complaint with Harera authority Gurugram by Legal Officer Sharad Go



gunjanharera · legal

How to file a complaint with Harera authority Gurugram by Legal Officer Sharad Goel.

24x

Scheme of real estate (Regulation and Development) Act, 2016 Pournima Yadav (Associate Legal Executive)



gunjanharera · Scheme of real estate (Regulation and Development) Act 2016

Scheme of real estate (Regulation and Development) Act 2016
Pournima Yadav
(Associate Legal Executive)

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SECTION A-6

INTERNATIONAL ENGAGEMENTS

There were no international engagements during the year

SECTION A-7(A)

IMPACT ON ALLOTTEES

The Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Act") came into force in 2016 with an objective to regulate the real estate sector. It establishes an authority i.e. Real Estate Regulation Authority (hereinafter referred to as "the Authority") to keep the check and balances along with a central advisory council and an appellate tribunal thus providing for adjudication. Though the Act protects the interests of the allottees, the promoter, and the agent as well, it majorly affects the allottees who have systematic and reliable management to fall back to. Among other things, the Act mandates certain obligations on the promoters, not following of which attracts hefty liability and penalties in the name of the promoter. These obligations bring a sense of comfort to the allottee because of the transparency they provide. It also promotes accountability and thus helps not only the allottee but the bonafide builder as well and helps in carrying out the process smoothly with several checkpoints.

While these provisions are a boon for the bonafide promoter, they are a bane for the malafide ones. Before the implementation of the Act, the corrupt, malafide, and unlawful practices of such promoters went unchecked due to lack of proper mechanism, however, the same cannot be said to be true now. Nonetheless, even with the strict provisions for transparency, accountability, and liability unlawful activities still continue to take place - with a decreased quantum, if not with the same intensity as before the implementation of the Act. There is a varied range of disputes that may arise in the contractual relationship of the builder and the buyer, as per Section 11(4) of the Act, the promoter is responsible for all obligations, responsibilities, and functions under the provisions of this Act or the rules and regulations made thereunder or to the allottees as per the agreement for sale, or to the association of allottees, as the case may be, till the conveyance of all the units to the allottees, or the common areas to the association of allottees or the competent authority. However, in case of a structural defect or any other defect, this responsibility extends beyond the execution of the conveyance deed. Since a violation can arise only where there exists an obligation, this

article puts forth the solutions to the anticipated violations as per the varied responsibilities of the promoters:

WITH RESPECT TO THE ACT

1. Registration: The Act mandates the promoter to register the real estate project and disclose the documents relating to brief details of his enterprise, projects, an authenticated copy of the approvals and commencement certificate, the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority, the plan of development works, location details of the project, proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees, the number, type, and the carpet area of the units, details of real estate agents, contractors, architect, structural engineer and other people associated with the development of a project, an affidavit confirming legal title to the land, that the land is free from all encumbrances, due date of completion, separate account, and other prescribed documents by the state authority. If the same is not done by the promoter, the aggrieved allottee can file a complaint under section 4 of the Act. The penalty can also be imposed on such a promoter under sections 60 and 61 of the Act.

2. Advertisement: The Act mandates the promoter to register the real estate project before advertising, marketing, booking, selling or offer for selling, or inviting persons to purchase in any manner the unregistered unit in an ongoing the project, the allottee can file a complaint about a violation of Section 3 of the Act. The penalty can also be imposed on the promoter under section 59 and 61 of the Act.

3. Obtaining insurance and other documents: The promoter has to obtain and thereafter transfer the insurance documents and other documents like title documents, construction documents, etc to the allottee. It is also the promoter's responsibility to pay the premium and charges in respect of such documents. If the promoter does not obtain or transfer or pay for such documents to the allottee, the aggrieved allottee may file a complaint under section 16 and 17(2) of the Act.

4. Advance amount: Executing a written agreement for the sale is extremely pertinent and before such an agreement for sale is executed between the promoter and the allottee, the promoter cannot accept more than 10% of the total sale consideration as advance money. If a sum of more than 10% of total sale consideration is taken from the allottee, the aggrieved allottee can file a complaint about a violation of section 13.

5. Structural change: The promoter is obligated to follow the sanctioned plans, layout plans and specifications and the nature of the fixtures, fittings, amenities and common areas, of the units as approved by the competent authorities. Any addition/alteration in the same can only be made by previous consent of the allottee or two-third of the allottees and the concerned authority. Minor additions/alterations, on the other hand, can be made as may be required by the allottee, or such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by an authorized architect or engineer after proper declaration and intimation

to the allottee. These minor changes exclude the structural change including an addition to the area or change in height, or the removal of part of a building, or any change to the structure, such as the construction or removal or cutting into of any wall or a part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing of any required means of access ingress or egress or a change to the fixtures or equipment, etc. If any change is made without the consent of the allottees or if any minor change is made without the intimation to the allottee or without appropriate permissions, as stated above, the aggrieved allottee can file a complaint about a violation of section 14 of the Act.

6. Completion certificate and occupancy certificate: The promoter is obligated to obtain the completion certificate and the occupancy certificate and hand over the same to the allottee at time of transfer of possession. If the promoter fails to do so, the possession is not deemed to be lawful and the aggrieved allottee can file a complaint about violation of section 11(4)(b) of the Act.

7. Lease certificate: If the development is done on a lease hold land, the promoter has to give a lease certificate to the allottee or the association of allottee certifying that all dues and charges in regard to the leasehold land have been paid. If the promoter fails to do so, the aggrieved allottee can file a complaint about a violation of section 11(4)(c) of the Act.

8. Association of allottee: The promoter has the duty to form the association or a co-operative society or a federation of the allottees under the local laws or within a period of three months of the majority of allottees having booked their respective units. If the promoter fails to form the same, the aggrieved allottees can file a complaint about violation of section 11(4)(e) of the Act.

9. Conveyance deed: The promoter is responsible for the execution of a conveyance deed in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority as per the time limits of local laws or in their absence, within, within three months from date of issue of occupancy certificate. If the promoter fails to do so, the aggrieved allottee can file a complaint for violation of obligations under sections 17 and 11(4)(f) of the Act.

10. Payment: The promoter is responsible to pay all outgoings including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project until he transfers the physical possession of the real estate project to the allottee or the associations of allottees. If the promoter fails to do so, the aggrieved allottee can file a complaint about a violation of Section 11(4) (g) and (h) of the Act.

The promoter is also responsible for providing and maintaining the essential services, on reasonable charges until transfer of physical possession. If he fails to do so, a complaint can be filed for violation of the obligation under section 11(4)(d) of the Act.

11. Defective title of land: It is the obligation of the promoter to ensure that the land on which the unit is being built is not defective. If any loss is caused to the allottee due to the defective title of the land, the aggrieved allottee can file a complaint under section 18(2) of the Act for compensation.

12. For any violation: The ambit of the act is very wide. If the allottee is aggrieved for any violation of obligation as per the act and seeks compensation for the same, a complaint can be filed under section 18(3) of the Act. A penalty can also be imposed on the promoter under section 61 of the Act.

13. Maintenance: The promoter shall be responsible for providing and maintaining the essential services, on reasonable charges, till the taking over of the maintenance of the project by the association of the allottees. If the promoter fails to oblige by the same, a complaint can be registered under section 11(4)(d) of the Act.

WITH RESPECT TO AGREEMENT FOR SALE

Both the allottee and the promoter enter into an agreement for sale (hereinafter referred to as "the agreement") by virtue of which, they share a contractual relationship with each other tied with the restrictions of the agreement. The rights and obligations as specified by the agreement have to be adhered to. In the case of non-fulfilment of the same, it attracts liabilities.

Every agreement, though follows a similar model, is peculiar and hence the obligations under a particular agreement have to be studied in particularity to know the solution to breaches of obligations therein. However, there are certain general anticipated breaches of the agreement as per the act which can be caused under the following circumstances:

1. Wrongful cancellation: Wrongful cancellation can be said to be done if the same is done unilaterally, without sufficient cause or without obliging the terms and conditions of the agreement. If the promoter wrongfully cancels the allotment of the allottee, the aggrieved allottee may file a complaint about violation of section 11(5) of the Act.

2. Pending obligations before transfer: The promoter can transfer his majority rights and liabilities in the project to any third party but only after obtaining the written consent of two-thirds of the allottees and the authority. In case of such transfer, the promoter is liable to complete his pending obligations of the agreement. If he fails to do so, the aggrieved allottee can file a complaint about a violation of section 15(2) of the Act.

3. Delivery of possession: The promoter is obligated to deliver the possession of the allotted unit to the allottee within the due date and the grace period as mentioned in the agreement. If the same is delayed, the aggrieved allottee can file a complaint under section 18(1) and section 19(4) of the Act for return of amount and compensation and interest.

4. Information for plans and schedules: The promoter must give information relating to sanctioned plans, layout plans along with the specifications, approved by the competent authority along with the stage-wise time schedule of completion of the project, including the provisions for water, sanitation, electricity and other amenities and services as agreed to between the promoter and the allottee. It may include any other information as per the agreement or even the Act or the rules and regulations. If such information is not given to the allottee, the aggrieved allottee can file a complaint about a violation of section 19(1), 19(2) and 11(3) of the Act.

5. Any other violation: As has already been mentioned that each agreement needs to be dealt with in particularity. For any other violation of obligation arising from such agreement, a complaint under section 18(3) can be filed for return and compensation.

WITH RESPECT TO AUTHORITY

1. Compliance of order of authority: If the promoter does not comply with the order or directions of the authority, the aggrieved allottee may file a complaint under section 63 of the Act.

2. Compliance of order of appellate tribunal: If the promoter does not comply with the order or directions of the appellate tribunal, the aggrieved allottee may file a complaint under section 64 of the Act.

3. Execution: It is not unusual for an order by the adjudicating authority or even the appellate tribunal to not be followed. In that case, the aggrieved allottee can file for the execution of an order under section 40 of the Act. On such filing, a recovery certificate (RC) is issued to jurisdictional District/Revenue Collector/Magistrate. RC is then forwarded to Jurisdictional tehsildar or related officer for its execution. The authority/officer/tribunal that passes the order possesses the power to enforce it as well.

OTHERS

For certain instances not specifically covered in the Act, the aggrieved allottee can also approach the authority. The modern trend in the real estate sector has been to attract the buyers with interest rate subvention schemes or subvention schemes which provide financial flexibility and ease on the buyers. They have been discussed herein below-

Pre-EMI scheme: Pre-Emi schemes can be traced from the builder buyer agreement. They are also popularly known as NO PRE-EMI TILL POSSESSION schemes. In such schemes, the buyer takes a loan from a housing finance bank and thereafter a Tri-Partite agreement is entered into amongst the builder, the buyer, and the housing bank. The payment schedule is broken in two parts - Pre-EMI and EMI. It is the obligation of the builder to pay the Pre-EMI as per the terms and conditions of the agreement which can

either be for a specified period or until the delivery of possession, as the case may be. It is only after such a period that the buyer's liability to pay the EMI begins. In the meanwhile, the housing bank keeps on disbursing the loan amounts to the builder as per the construction linked plan.

It has been seen that certain bank and the builders act in connivance and harass the buyer into paying the Pre-EMI as well. If the buyer refuses to pay such amounts, it drastically affects the CIBIL Score of the buyers. The housing bank on the other hand disburses the loan amount to the builder without considering the construction of the project which is also against the Reserve Bank of India's guidelines. In such instances, although the act does not mention any specific relief, yet the allottee can approach the authority to seek grievance of the same. Here, the allottee does not have to wait for the due date of delivery to pass in order to approach the authority, the allottee can approach even if the default has occurred before such a date.

Buy Back Scheme: Buy back schemes are one of the most attractive schemes where the builder assures the allottee that the builder would buyback the property, if the allottee would not want to take its possession after a stipulated time at an appreciated price. In such agreements, the allottee may either retain the property or sell it to the builder at the predetermined price. It is also to be noted that such schemes if arising out of MOUs shall not be within the jurisdiction of the authority or the adjudicating officer. The forum deals in contractual obligations arising out of builder buyer agreements. For the recourse to be sought from RERA, the MOU should be a part of the BBA. However, an MoU containing the assured return scheme could be considered as an agreement for sale if the adjudicating authority established under RERA Act of 2016 and the Appellate Tribunal were to interpret the definition of agreement for sale under Section 2(c) broadly by taking into consideration the objects of RERA and without limiting the definition by the particulars of section 13(2) and the prescribed agreement for sale and hence RERA would have exclusive jurisdiction in such matters on account of section 79 of the Act.

Assured Return Scheme: In such schemes, the builder assures the allottee a return on payment of a substantial part of the unit value. For instance, the builder may demand an upfront payment of 50% of the total sale consideration and promise to pay a return on such payment until the delivery of possession and demand the remaining amount at the time of delivery. The Delhi High Court held that certain assured return schemes are structured such that, the developers invite investors to invest in their project on a rate per foot basis. There will be no unit or property that will be demarcated to be allotted to the investor and there is no intention to hand over the possession of the property upon completion. The developer retains the possession of the property and manages it according to the scheme. The developer finds appropriate persons to lease the property to and the retail investor receives returns based on the value of the lease and corresponding investment made. This type of assured return schemes is recognized as a CIS (collective investment scheme).

If construction over 40 percent, no refund may be permitted?

HARERA, Gurugram has taken few steps that are favourable for the development of the sector as well as allottees. Where construction is 40 percent complete, we are not allowing refund as a matter of policy. If you refund one person, there will be 10 more asking for refund. If refunds are allowed, other homebuyers invested in the project will suffer and the project will never see the light of day. To protect the interest of one person, you are jeopardizing interests of scores of others. The authority has therefore, decided to take a balanced approach to ensure that projects are completed. To complete projects on time we are not blindly or mechanically allowing refund except in rarest of rare cases. This is a real estate growth friendly step that we have taken.

Real estate developers who have fraudulently secured occupation certificate may face action

Those real estate developers who had tried to procure occupation certificates by fraudulent means will face action. Fraudulent OCs will all be cancelled and action will also be taken against errant officials.

RERA Act of 2016 empowers homebuyers to seek penal interest in case of delay

If buyers do not get delivery of their homes as per the builder-buyer agreement, they can either claim penal interest or seek refund from the real estate developers with interest.

Most anomalies to do with the rate at which interest penalty has to be paid to buyers have been addressed by HARERA. Earlier, if the buyer was late in making payments to the developer, he would be charged penalty at the rate of 18 to 24 percent but if the builder did not hand over possession in time, he was liable to pay penalty at the rate of Rs 5 or Rs 10 per sq ft. The RERA Act OF 2016 clearly defines that interest that is payable by the allottee to the promoter or vice versa will be the same. Also, it is payable by the developer from the day he has taken money from the buyer.

Similarly, in case of delay, if buyers decide to stay invested in a project, they would be given interest at the prescribed rate for every month of delay. The prescribed rate varies from 10.15 per cent to 10.45 percent. Also, if buyers have suffered mental harassment, quantifiable losses, they can file a separate case for compensation.

What about mechanism to rope in realty bodies to complete unfinished projects?

HARERA, Gurugram is in the process of evolving a mechanism under which real estate developers and industry bodies such as NAREDCO and CREDAI may be roped into complete unfinished realty projects. After the authority arrive at a consensus, the plan will be sent to the state government for approval. Our focus is on delivering as many projects as possible.

Also, even when receiving complaints, the authority first try and ensure that it is settled amicably, directly between the builder and the buyer. If projects can be revived and issues resolved through this method, it better be done. This mechanism is being evolved.

Till date 15 to 20 per cent cases have been resolved outside the authority's forum where the parties have arrived at a settlement.

SECTION A-7(B)

IMPACT ON PROMOTERS

The Real Estate (Regulation and Development) Act, 2016 has been implemented with a mandate to ensure that the real estate transactions are effected in an efficient and transparent manner. The Act has facilitated establishment of a regulatory mechanism for every category of the real estate sector and has impacted developers in many ways. While we wish that the buyer should not experience delays of any nature, the developers have to fall in line by sharing all information on-line as required by the RERA Act of 2016 to make the projects more transparent.

Key highlights:

- The builders will have to buy land, get all the necessary approvals and then only they can declare the launch of the project. The builders will have to get all the necessary clearances before they can sell the project. The cost of the project for the developer will increase as now sales will start post-registration, so no pre-launches!
- For all the ongoing projects the promoters had a deadline of 31st July 2017 to get their ongoing projects registered with HARERA, Gurugram.
- The booking procedure will be completely revised under RERA, Act of 2016. Crucial information like the stage-wise time schedule of completion of the project (including every provision like water, sanitation, etc.) will have to be shared with the buyer. In fact, at the time of booking itself, the promoter will have to issue the allotment letter which contains all the above-stated information.
- Every advertising collateral will have to carry the registration number of the project. The registration number will be obtained only after the project gets registered. For all kinds of advertising or promotion, the details like the developer's background, projects launched by the developer in the past five years, the status of the ongoing project has to be shared.
- The promoter should also have the list of approvals and commencement certificate from the competent authority, failing which advertisement and sales related activities will be suspended. They would need all these documents while presenting the project to the customer.
- In case of any structural defect (like a quality compromise) or provision of promised services or any other obligations from the promoters end as per the agreement for sale, if brought to the notice within a period of five years, it shall

be the duty of the promoter to rectify such defects without further charge, within 30 days.

- The promoter is also liable to return with prescribed rate of interest the total amount with interest at the rate as mentioned in the agreement for sale if it fails to complete or is unable to give possession of the property within the agreed time-period.
- In case the buyer does not intend to withdraw from the project, he/she will be paid, by the promoter along with the interest for every month of delay, till the handing over of the possession.
- Now, as per RERA Act of 2016, a promoter cannot accept more than 10 percent of the cost of the property, even as an advance payment, without first entering into a registered agreement for sale.
- 70% of the payment received has to be directly deposited in a separate account and money from it can be withdrawn stage-wise only for that particular project.
- The promoter has to clearly disclose to the buyer the carpet area of the flat/unit being sold and has to state the date at which the project will be completed. In case of any delay in the same, the promoter is liable to pay the rate of interest in case of any default.
- In case the builder doesn't adhere to the HARERA, Gurugram regulations, he will not only lose on the registration of the project but can also face imprisonment for up to 3 years.

Note: A peculiar trend has been noticed recently in the real estate sector that promoters mortgage their project land/structure thereupon, as well as all receivables from the sold/unsold inventory to lending organizations/financial institutions/banks/creditors in order to attain bank loans to fund the construction costs for developing the projects. When these promoters fail to repay the loans taken, then the financial institutions/ banks/ creditors directly auction residential or commercial properties that have been pledged with them to recover loans from borrowers by invoking the SARFAESI Act, 2002.

HARERA, Gurugram is of the view that such auctions invoke great anguish and distress to the allottees of the project as there is no acknowledgment of the huge investments made by the allottees into buying their dream home. The future of such allottees is in complete darkness and obscurity. Such aggrieved allottees are left to languish for their own hard-earned money

While dealing with one such matter the HARERA, Gurugram, with intent to safeguard the interest of the allottees of the project "Supertech Hues", pronounced a landmark judgment in the suo-moto case of Deepak Chowdhary v M/s PNB Housing Finance Limited on September 11, 2020. Giving details about the facts of the case, the authority held that the promoter M/s Supertech Limited who is neither the licensee nor a collaborator, approached PNB Housing Finance Limited for a construction loan for the project "Supertech Hues", which was duly advanced to M/s Supertech Limited, with M/s Sarv Realtors Pvt. Ltd. as the confirming party,

by way of equitable mortgage of the project land measuring 33.33 Acres, by the deposit of the title deeds along with receivables from the mortgaged properties.

However, M/s Supertech Limited failed to repay the loans taken and hence became a defaulter. Consequent upon; the said project was put for e-auction by the creditor company. The aggrieved allottee Mr. Deepak Chaudhary approached the authority and the authority on hearing the matter on an urgent basis stayed the e-auction proceeding as prior written approval of the authority and 2/3 allottees was not taken and any such transfer through e-auction would have jeopardized the interest of 950 allottees who have invested a total amount of 328.19 crores in the project.

It has been highlighted that in this case, the promoter violated the provisions of section 11(4)(h) of the RERA, Act 2016 that enforces a restraint that the promoter shall not mortgage or create a charge on the apartment, plot or building after the execution of the agreement for the sale of such apartment, plot or building in favor of the allottee. In the event the promoter does create a charge or mortgage on an apartment, plot, or building, then he shall be liable for a contravention of the provisions of section 11(4)(h) and shall be proceeded under Section 61 of the RERA Act. The Authority reiterated that section 11(4)(g) and 11(4)(h) of the RERA Act of 2016 makes it clear that if any such charge is created on the project it shall in no way affect the rights of the allottees.

The authority in its order clarified that the financial institutions/lending banks/creditors are duty-bound to ensure that the loan payments are released to the promoters after due verification of the fact that the payment so released is actually utilized towards the construction of the project. The lending institutions/individuals shall be held equally responsible if the amount, so released, is not put into construction purpose and is allowed to be diverted.

In case any debtor promoter fails to honour his financial obligation towards the financial institution/lending bank/creditors and such creditor intend to enforce his security by way of auctioning the mortgaged property that is the real estate project then in that case first prior written approval of the Authority shall be sought, whereupon the financial institution/lending bank/creditors become the transferee promoter and shall step into the shoe of the erstwhile promoter.

Subsequently, if the transferee promoter that is the financial institution/lending bank/creditors intend to transfer the real estate project to any third party to realize their loan amounts then in that situation too such financial institutions, who are promoters for the limited purpose of mediating the transfer of property, shall also seek prior written approval of the authority. He said that this mechanism of seeking prior written permission aims to ensure that the hard-earned money invested by the bonafide allottees is safeguarded in the eventuality of the project being transferred to the party.

The authority also clarified vide this judgment that if the loan has been sanctioned for construction of a real estate project then in that situation the SARFAESI Act,

2002 has to be read harmoniously with the RERA, Act 2016 and the lending institution shall first disclose all rights and liabilities on the project that includes all the rights and liabilities of the allottees (eg. refund amounts, interest, compensation, delayed possession charges, possession of the unit, etc.) who have invested their money in that particular real estate project.

This is paramount to safeguard the interest of the allottees who's rights would otherwise be jeopardized. Such disclosures will also enable the transferee promoter to take an informed decision and will present him with a clear picture of his rights and liabilities towards the allottees who have bought their units from the erstwhile promoter. It will also help protect the interest of such landowners who have been promised units by the collaborator/developer in lieu of developing the real estate project on their licensed land.

The authority in this matter clarified that the financial institution/lending bank/creditors become the assignee of the promoter by virtue of mortgage creating future statutory rights and liabilities in favor of such lending institution and as such covered under the ambit of definition of the promoter as provided under section 2(zk) of the RERA Act of 2016

If a bank/ financial institution put a real estate project to auction, it would stand in the shoe of the promoter by virtue of the inclusive definition of the promoter which includes in its scope an assignee. Moreover, this does not create an adverse precedent for the banking sector with respect to the loan advanced for other industries or non-real estate projects, as the banker is deemed to be assignee by virtue of the statutory definition of the promoter only in case of real estate project, in the absence of which, it cannot be held accountable in the other sectors.

It has also been clarified that the financial institutions/lending banks/creditors have to take prior approvals from the authority at two stages that is first before initiating the auction of real estate project and second at the time of transferring the auctioned property to the new buyer. It is also appropriate to reiterate for the convenience of all the financial institutions/lending banks/creditors engaged in the business of lending finance for the construction of a real estate project that the authority is in no way against the auction of the real estate project by a lending institution to secure the re-payment of the loan amount, but they are mandated to seek prior written approval of the Authority and two-third allottees before transferring of their rights in a real estate project to a third party as per the provisions of section 15 of the Real Estate (Regulation and Development) Act, 2016, while such transfer arising out of enforcement of security or mortgage. The procedure to be followed has been laid down by the authority vide circular on June 29, 2020.

If it is found that any lending financial institution engages in auctioning the real estate projects without the approval of the authority, the same shall be viewed seriously and penal proceedings shall be initiated against the debtor promoter and the lending institutions/individuals. Such actions shall be initiated to protect the

money invested by the allottees, who are not as powerful and resourceful as the builders and financial lender counterparts, he further added.

SECTION A-7(C)

IMPACT ON REAL ESTATE AGENTS

The real estate agents have always played an important role in property transactions. However, they have never been under regulatory provisions until RERA came into effect. The introduction of the Act has been a much welcome move from the government and buyers can now be more at peace with their investments. The Act also levies some fundamental changes to the role and responsibilities of a real estate agent/broker, covered under sections 9 and 10 of the Act. It offers real estate agent a formal and legal recognition, while defining their responsibilities, duties, power in the property buying/selling process.

According to the provisions of the Act, every real estate agent/broker needs to register himself/herself to be a part of any kind of transaction. However, a lot many issues with real estate agents are still left unaddressed under the Act. If one goes on through the RERA Act of 2016 it looks like the regulations licensing is only limited to agents associated with promoters or are a part of the sale process for new projects. To sum it up, the scope of RERA Act of 2016 for real estate agents needs to be widened, especially with respect to rent, lease and resale transactions.

The impact of RERA Act of 2016 on real estate agents is as under:

- i. **Certificate from HARERA, Gurugram:** No agent can sell any project without prior obtaining HARERA registration. Registration of agent needs to be renewed from time to time. Registration of agents can be revoked, if any violation is made to the conditions of registration for a specified period of time and penalty too can be imposed on them.
- ii. **Transparency:** Along with the promoter filing the details of approvals and other information on every piece of plot/property, the real estate agents are also under obligation to mention agent's HARERA Gurugram registration number needs to be documented in every sale facilitated by him. The promoter shall not to facilitate sale or purchase of real estate project which is not registered with the authority. This will ensure that they don't make false claims based on wrong information.
- iii. **Standards and Accountability:** Now, that brokers will have to register themselves with state-level regulatory authorities, they also will become accountable to their commitments. No agent can involve in any unfair trade practice. Agent needs to facilitate possession of all documents to the allottee at the time of booking.

- iv. **Maintaining records:** The real estate agent shall maintain and preserve books of account, records and documents.
- v. **Central Advisory Council:** A Central Advisory Council set up under the provisions of the Act will help the Government understand the work process and the issues concerning the sector. Several real estate agents too have been inducted into the group to represent their views. Thus, the government hopes will help reinstate the trust of homebuilders.
- vi. **Customer-centric behaviour:** Anytime and every time that a real estate broker markets a project, he/she will also have to declare the complete information. In case the projects involved aren't registered, registered real estate brokers will not be able to facilitate the transactions. This ensures that any information agents declare are true and nothing that has been communicated to the customer is false. Agent needs to facilitate possession of all documents to the allottee at the time of booking.

The Haryana Real Estate Regulatory Authority (HARERA), Gurugram is under the process of imposing a maximum one per cent brokerage on sale or purchase of property in the state. For registered real estate projects, the authority is planning to issue restraint orders to all promoters and brokers to refrain from charging commission more than what is prescribed as per the Haryana Regulation of Property Dealers and Consultants Rules of 2009 under the Haryana Regulation of Property Dealers and Consultants Act of 2008. Rule 10 provides 1% commission on agreed consideration value to be paid by the seller and purchaser of the property, i.e., 1/2% by each on the finalisation of the deal as per their agreement entered in the register of the dealer under valid receipt.

SECTION A-7-(D)

IMPACT ON ECONOMY

Impact of RERA Act of 2016 on Economy

The Indian real estate sector has witnessed high growth in recent times with the rise in demand for office as well as residential spaces. The government has set the stage for Indian real estate to flourish in the long-term by introducing landmark reforms such as RERA Act of 2016 & GST, driving a complete transformation of the unorganized and opaque real estate sector into a regulated, transparent, affordable and consumer-friendly asset class.

The government's "Housing for All" scheme by 2022 for the affordable housing sector has opened interest in the low- and mid-income segments like never before. The low-interest rate loans, the special interest rate for women, PMAY and other such schemes have opened multiple channels for people to buy their dream home.

The RERA Act has promoted fair play in real estate transactions and has encouraged timely execution of projects, ensuring the accountability of all stakeholders. It has reduced delays in the completion of projects that have boosted homebuyers' confidence. With the implementation of GST, we have been able to further rationalize the tax structure for our customers, leading to an increase in consumer confidence. Overall, the unified tax regime is a positive sentiment booster for the industry as it has revived both buyer and investor interest by bringing in more transparency, which has led to an end user driven market.

The Government of India has introduced every possible initiative to boost the infrastructure sector, like an announcement in the Union Budget 2019-20 where a massive push has been given to the infrastructure sector by allocating Rs 4.56 lakh crore (\$ 63.20 billion) for the sector. With rapid economic growth and developmental strides taken by the Government in the last five years, the foundation of infrastructure transformation has been laid which will continue to be beneficial for the real industry. It is a fact that the demand for homebuyers primarily depends on available infrastructure. It includes ease of accessibility as well as the availability of essential utility services along with social infrastructures, such as access to schools, shopping, healthcare facilities, entertainment, etc.

The Indian real estate market is expected to jump over five-fold to \$ 650 billion by 2040

and will be the second largest employment generator contributing almost 13% of the country's GDP. In the backdrop of all these developments and steps in the right direction, it is imperative to address some of the gaps with a few focus areas comprising of all stakeholders

Uniformity in RERA implementation

The implementation of the RERA Act of 2016 has varied from state to state, depending on the pro-activeness of the state governments abiding with Central RERA Act of 2016 norms and meeting the timelines. Successful implementation of RERA Act of 2016 would also include accountability from all stakeholders concerned.

Boost to Infrastructure

Public participation is key to the growth of infrastructure for the future. The Infrastructure maintenance cost if shared with the public, would ease the burden on the Government. However, the willingness to pay (by the public) comes only when the common man sees substantial benefits. It is pertinent that the government (local/state/center) creates awareness among the masses on the need for better infrastructure, even if it means the Pay to use model.

Easing the liquidity crisis

The recent NBFC crisis has taken a toll on the real-estate market. For long NBFCs have been the preferred source of funding to the realty sector. With banks tightening lending to realty projects and the pressures of regulatory authorities, NBFCs have been the natural choice for most realty companies in India. The RBI's move against the NBFCs has hit both developers and the potential homebuyers. Also, the mortgage penetration rate in India versus other key markets like China and the US is very low as compared to global standards. The government should ease off the liquidity crunch for making funds more accessible to homebuyers and consumers. Low cost financing will significantly boost the Indian real estate sector.

Single-window clearance

The delay in granting approvals for various real estate and infrastructure projects is a big hindrance for the overall development of the economy. Developers need to seek on an average of 25 approvals for each project, which increases project timelines by 18-30 months, impacts delivery and the cost significantly. It would be very beneficial to the sector if the government puts together a simplified online approval process with a single window clearance to speed up the process and reduce the red-tapism.

Digital transformation

Despite dealing in one of the most valuable asset classes in the world, the real estate industry largely relies on outdated real estate recording systems requiring paper-based filings with the local government offices. The administrative burdens, inaccuracies and security issues raised by such systems are well known. Both government and private parties need to implement the key attributes of blockchain technology to modernize real property conveyance and improve processes for recording deeds and other related instruments. This would result in greater efficiency due to digitization, accurate record of ownership that updates in real time, tamper-proof and disaster-resistant decentralized documentation. Adoption of technology will increase transparency and help boost the confidence of global investors in the Indian real estate sector.

Steps to control artificial price hike

Today, the entire construction industry is blighted by rampant fluctuation in the prices of raw materials – cement, steel, and sand, which has impacted the growth of the entire construction industry. To eliminate this problem, the government must take draconian measures against hoarders, black marketers, and the sand mafia. There should be a robust government mechanism, which can address such issues, or else cartels will prove detrimental to future of the construction sector.

Granting industry status : The much awaited "Industry status" for real estate would make a huge difference to the sector in multiple ways. It will allow access to institutional credit which in turn will help in cutting the developer's borrowing costs. The industry status will also simplify the approval process, attract equity investment, improve transparency among other large impetus, providing measures to the booming real estate sector in the country.

SECTION B

REGISTRATION OF REAL ESTATE PROJECTS AND REAL ESTATE AGENTS UNDER THE RERA ACT OF 2016

REGISTRATION OF REAL ESTATE PROJECTS

Section 3. Prior registration of real estate project with Real Estate Regulatory Authority.—(1) No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act: Provided that projects that are ongoing on the date of commencement of this Act and for which the completion certificate has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of this Act: Provided further that if the Authority thinks necessary, in the interest of allottees, for projects which are developed beyond the planning area but with the requisite permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provisions of this Act or the rules and regulations made thereunder, shall apply to such projects from that stage of registration.

REGISTRATION OF REAL ESTATE AGENTS

9. Registration of real estate agents.—(1) No real estate agent shall facilitate the sale or purchase of or act on behalf of any person to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being the part of the real estate project registered under section 3, being sold by the promoter in any planning area, without obtaining registration under this section.

SECTION B-I

In relation to real estate projects

The Authority commenced online registration process from 7th October 2017. In the FY 2019-20 total 74 real estate projects have been granted registrations as per the provisions of the Real Estate (Regulation and Development) Act, 2016.



SECTION-B-II

In relation to Real Estate Agents

The Authority since its inception and coming into force has been endeavouring to get the maximum real estate agent registered with the authority. During the F.Y. 2019 - 2020 the Authority has successfully registered 297 real estate agents and accordingly registration certificates were issued. Stringent measures are also taken by the authority in the event any noncompliance has been done by the real estate agent.

A dark blue trapezoidal shape pointing to the right, containing the number 297 in white text.

297

A light blue trapezoidal shape pointing to the right, containing the text 'TOTAL REAL ESTATE AGENT REGISTRATIONS' in white text.

TOTAL REAL
ESTATE AGENT
REGISTRATIONS

SECTION-C

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

C.	NUMBER OF CASES FILED BEFORE THE AUTHORITY AND THE ADJUDICATING OFFICER FOR SETTLEMENT OF DISPUTES AND NUMBER OF CASES DISPOSED OF		
	S.N.	No. of case filed with the Authority	No. of cases disposed of by the Authority
	1	3505	1007
	S.N.	No. of case filed with the Adjudicating Officer	No. of cases disposed of by the Adjudicating Officer
	1	2642	331

SECTION-D

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

D. STATEMENT ON THE PERIODICAL SURVEY CONDUCTED BY THE AUTHORITY TO MONITOR THE COMPLIANCE OF THE PROVISIONS OF THE ACT BY THE PROMOTERS, ALLOTTEES AND REAL ESTATE AGENTS		
S.N.	Details	Remedial steps taken
1	Every 1st and 15th day of the month, list of all the promoters who have not updated their projects in the past three months is extracted. The concerned officer of the Authority visits the project site of the developer/promoter who are in contravention of the provisions of the Act like incorrect or false statement mentioned in the advertisement or prospectus (sec 12), the promoter not adhering to the sanction plans and project specifications (sec 14), structural defect or any other defect in workmanship, quality or provision of services etc.	Reminder email/notices are sent to all the developers/ promoters for compliance of the said provisions. Further, periodical visit to the sites of the promoter were also made to monitor the progress of compliances under the Act.
	Every 5th Day of the Month, list of all projects whose validity is about to expire in next three months is extracted	Reminder email and notices are sent to the developers/ promoters to upload relevant documents and apply for extension of registration
	Quality audit on the project sites of the developer wherein complaints have	Officer of the Authority visits the project site and/or any other

	been received regarding contraventions by the promoter as well as by taking suo-motu cognizance of such contravention of Act by the promoter	enquiry officer is appointed for the said purpose to do due diligence of the project and submit the report accordingly. The Authority on receipt of the report either issues show cause notice to the developer/promoter or may initiate a suo-motu complaint against it.
	The authority on every last day of the month holds interactive meetings and mediation with respect to the complaints received from the promoters against the buyers/allottees for non-compliance of the provisions provided u/s 19(6) of the Act regarding untimely payment of the dues to the developer/promoter against the sale of the units	The authority after hearing the parties tries to mitigate the matter by advising and urging the allottees to make timely payment of the instalments and/or dues payable by them.
	Every 20th day of the month complaints are heard against the allottees who refuse to form association despite major units of the project having been transferred to various allottees after execution of the agreement for sale.	The authority after hearing the parties advise the allottees to amicably settle the dispute between them and the developer and to take over the maintenance of the project by forming an association. The promoter/developer is also advised to approach the authority in the event the allottees fail to comply and/or in the event no consensus is arrived at between the parties
	The Authority receive several complaints regarding non – compliance of the provisions u/s 19 (10) of the Act by the allottees for not taking the possession of the unit despite being provide with the occupancy certificate by the promoter/developer. The authority on receipt of any such complaints first refer the parties to	The authority refers such matters for conciliation so that the matter can be settled between the parties amicably in order to save time as well as the expenses of lengthy litigation and speedy recourse. In the event parties fail to arrive at any amicable solution the disputes are then referred to the

	mediation for settling the matters amicably.	authority to be dealt as per the provisions of the Act provided for hearing and disposal of complaints
	The authority at the beginning of every month review of the notices issued to the real estate agents for any non-compliance and mal practices by such real estate agents. The authority also calls upon those real estate agents to submit the books of record, accounts, documents, declaration as provided u/s 10(b) of the Act.	In the event the Authority finds any discrepancy in the statement and declaration provided by the real estate agents, it issues a show cause notice giving an opportunity to the agent to rectify the errors apparent as well as may also impose penalty on the agent if proved guilty.

SECTION-E

STATEMENT ON STEPS TAKEN TO MITIGATE ANY NON-COMPLIANCE OF THE PROVISIONS OF THE ACT AND THE RULES AND REGULATIONS MADE THEREUNDER BY THE PROMOTERS, ALLOTTEES AND REAL ESTATE AGENTS

E. STATEMENT ON STEPS TAKEN TO MITIGATE ANY NON-COMPLIANCE OF THE PROVISIONS OF THE ACT OR THE RULES OR REGULATIONS MADE THEREUNDER BY THE PROMOTERS, ALLOTTEES AND REAL ESTATE AGENTS			
S.N.	Subject	Steps taken	Results achieved
1.	For the compliance of section 4(2)(I)(D) of the RERA Act 2016, authority has issued notices to obtain data for financial year 2018-19 to all the promoters who have obtained registration for their projects registered under HARERA, Gurugram as it is one of the condition mentioned in their registration certificate which they have to comply.	As per the provisions of section 4(2) (I) (D) of RERA Act of 2016 the promoter shall get his accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant, therefore for the financial year 2018-19 due date was 30.09.2019 but some promoters failed to submit the required information within specified time. The authority had also issued notices dated 16.12.2019, directing them to provide information relating to their project as per the check list mentioned in the notice	The compliance of section 4(2)(I)(D) is being done now most of the promoter and therefore there is more transparency in financial transactions of the promoter in respect of every real estate project.
2.	Site visit by engineers	The authority conducts site visits through its engineers	There is more discipline among the promoters as

		from time to time to investigate complaints regarding status of completion of project physical status of project, to verify whether building as per plan or not and to verify whether specifications given in the BBA are provided in site or not	they are aware that site visits may be conducted by the authority in case they commit any mischief
3.	Forensic Audits	HARERA, Gurugram has been directing forensic audits of the accounts of the promoters wherein it may have received any information or complaint from the consumers regarding misuse and syphoning of the funds from one project to another	It has created a sense of fear of compliance in the minds of the promoters and has to a great extent negated the chances of misuse and parking of funds in some other projects or accounts by the promoters.
4.	Quality audit and visit to the site by the allottees	Pre RERA there was a monopoly by the developers to not let the allottees visit the project site so that they can manipulate the project development as per their own whims and fancies. Also, there was a great deal of difference between the quality of construction promised and provided at the time of handing over of the possession of the unit	RERA has taken suo-motu initiative and cognizance in resolving all these mal practices. quality assessment visits have been a regular practice being initiated by the Authority and the allottees are made to visit the project sites accompanied by RERA officials resulting in imbibing trust in the minds of the allottees and sense of responsibility in the minds of the promoters.

SECTION-F

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

F. STATEMENTS ON DIRECTION OF THE AUTHORITY AND THE PENALTY IMPOSED FOR CONTRAVENTIONS OF THE ACT AND THE RULES AND REGULATIONS MADE THEREUNDER AND STATEMENT ON INTEREST AND COMPENSATION ORDERED BY THE ADJUDICATING OFFICER				
S.N.	Name of the Promoter	Details of the directions issued by the authority/ adjudicating officer	Penalty/ Interest/ Compensations imposed	Whether paid
1	M/s Emaar MGF Land Ltd.	Penalty fee for revocation	10,50,000/-	Paid on 20.09.2019
2	M/s Eland Ltd	Penalty fee for revocation	10,00,000/-	Paid on 23.09.2019
3	BPTP Ltd.	Penalty for Extension	10,00,000/-	Paid on 24.10.2019
Total				30,50,000/-
S.N.	Name of the Allottee	Details of the directions issued by the Authority/ Adjudicating Officer	Penalty/ Interest/ Compensations imposed	Whether paid
1	Sh. A.J. Kumar Chawla &	The complainant had not filed any amended complaint	2,000/-	Paid on 25.02.2020

		others	despite directions given in this regard twice by the Authority. So, a sum of Rs.2,000/- as cost was imposed on the complainant		
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SECTION-G

INVESTIGATIONS AND INQUIRIES ORDERED BY THE AUTHORITY OR THE ADJUDICATING OFFICER

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

35. Powers of Authority to call for information, conduct investigations. —

(1) Where the Authority considers it expedient to do so, on a complaint or suo motu, relating to this Act or the rules or regulations made thereunder, it may, by order in writing and recording reasons therefor call upon any promoter or allottee or real estate agent, as the case may be, at any time to furnish in writing such information or explanation relating to its affairs as the Authority may require and appoint one or more persons to make an inquiry in relation to the affairs of any promoter or allottee or the real estate agent, as the case may be. 23

(2) Notwithstanding anything contained in any other law for the time being in force, while exercising the powers under sub-section (1), the Authority shall have the same powers as are vested in a civil court under the Code of Civil Procedure, 1908 (5 of 1908) while trying a suit, in respect of the following matters, namely:— (i) the discovery and production of books of account and other documents, at such place and at such time as may be specified by the Authority; (ii) summoning and enforcing the attendance of persons and examining them on oath; (iii) issuing commissions for the examination of witnesses or documents; (iv) any other matter which may be prescribed.

PROJECTS UNDER INVESTIGATION

Greenopolis Project:

"Greenopolis Project", is a residential group housing colony on the land measuring 47.218 acres in the revenue estate of village Hayatpur Badha, Sector 89, district Gurugram, Haryana. The project comprises of 1862 apartments and was to be developed in three phases. M/s Orris Infrastructure Pvt. Ltd had applied for a licence with other land owning companies for constructing the project in Sector 89, Gurugram in 2011, and started selling units in the year 2012. M/s Orris Infrastructure Pvt. Ltd entered into a joint development agreement with M/s Three C Shelter Pvt Ltd to

develop the entire project comprising of 1862 units in 29 towers, spread across 47.218 acres. Of these, 65% flats were owned and sold by Three C, while the remaining 35% were marked and sold by Orris. The construction started in 2014, promising possession in 2015, however the same has not been granted till date.

The aggrieved allottees were left in lurch after hitting a deadlock with the promoters/developers. The frustrated and helpless allottees, who have invested their entire lifelong savings to have a decent shelter, were made to run from pillar to post, without any relief. With the establishment of the Haryana Real Estate Regulatory Authority, Gurugram, the aggrieved homebuyers approached the authority for relief. Taking a serious view of the offence, HARERA, Gurugram, after several rounds of meetings and hearing with the homebuyer, promoter/developers and the directors of M/s Orris Infrastructure Pvt. Ltd and M/s Three C Shelter Pvt Ltd, vide its detailed order dated 23.01.2019 issued several directions for enabling completion of the project.

The Haryana Real Estate Regulatory authority, Gurugram is of the view that the promoters/developers/directors have on every level cheated the allottees and mislead the government authorities. Their repeated acts of non-adherence clearly show that the promoters/developer/directors have no intention to complete the project and are only attempting to deceive the authority by hiding behind the veil of inappropriate legal technicalities.

However, the Haryana Real Estate Regulatory authority, Gurugram is committed to protect the interest of the homebuyers and in furtherance of this intention the authority has held the promoter M/s Orris Infrastructures Pvt. Ltd. primarily responsible for completion of the project in a time bound manner.

SARE Gurugram "Crescent Parc"

The Haryana Real Estate Regulatory Authority, Gurugram (Authority) took suo-motu cognizance of the violation of the provisions of the Real Estate (Regulation and Development) Act, 2016 committed by SARE Gurugram Pvt. Ltd. and issued a show-cause notice vide memo no HARERA/GGM/2019/Suo Motu/12 dated 07.12.2019 to the promoter company for violation of sections 3, 4 and 11 of the RERA, Act, 2016 with regard to their registered project i.e "Crecent Parc", Phase -5 registered vide registration no. 262 of 2017, by the interim RERA (Panchkula).

The Authority, on hearing dated 09.12.2019 issued directions to the promoter to submit complete information with regard to registration and occupation certificate granted for all phases of the project. The Authority was informed by the representatives of the promoter that the project is being developed in phases i.e phase1, 2, 3, 4, 5, 6 and 7 and accordingly based on the request made by the representatives of the resident welfare associations of Phase 1, 2, 3 and 4 the Authority decided to take up the matters regarding Phase 1, 2, 3, 4 and 5 as independent complaints vide following case no as :

- i) Phase 5- registered vide registration no. 262 of 2017
Filed as Suo-Motu (complaint) Case No. RERA-GRG- 6369 of 2019
- ii) Phase-4 registered vide registration no. 270 of 2017
Filed as Suo-Motu (complaint) Case No. RERA-GRG-803 of 2020 dated
- iii) Phase-3, (partial OC Received for Tower T1 to T5). However, it is noted the phase is an ongoing project and yet not registered with not registered
Filed as Suo-Motu(complaint) Case No. 831 of 2020
- iv) Phase 1 & 2 OC received and RWA formed
Filed as Suo-Motu (complaint) Case No. 833 of 2020

The Authority on hearing representatives of all the RWA's/stakeholders of phase 1, 2, 3, 4 and 5 on 27.07.2020 observed that presently there is neither any director nor senior management officer in the promoter company SARE Gurugram Pvt. Ltd. and even the office of the promoter company has shut down. In such circumstance the Authority appointed a monitoring consultant, who would assist the Authority in providing complete information regarding the project and the promoter company. The monitoring consultant prepared a mitigation plan with the concurrence of the association of allottees and submitted the same in the Authority. In furtherance, the Authority got the due diligence done of this mitigation plan by an independent financial auditor firm.

These extraordinary measures have been taken by the Authority to ensure that the innocent homebuyers who have allotted their hard earned money in real estate project get their homes.

Fund Diversion Cases:

Supertech "Aravelli", "Basera", "Hill View" and "Hues and Azalia"

In these above mentioned four case the authority issued show cause notices to the promoter i.e M/s Supertech Private Limited and its lenders namely Indiabulls Housing Finance Limited, PNB Housing Finance Limited and Industrial Finance corporation of India for violation of provisions of section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act 2016 and misappropriating 100% of the receivables from the allottees towards repayment of loan dues instead of utilising 70% of this money towards project construction and development. Due to this illegal diversion of funds the projects became stressed and the fate of few thousand allottees remain in doldrums. In these suo motu cases, the authority issued directions to freeze the project accounts of these real estate projects, so that the remaining amount is not illegally diverted by the promoter in connivance with its lenders. The authority has also ordered for financial audit and quantum survey of these projects.

SECTION-H

ORDERS PASSED BY THE AUTHORITY AND THE ADJUDICATING OFFICER

H.	ORDERS PASSED BY THE AUTHORITY AND THE ADJUDICATING OFFICER
	Section C of the report details the orders passed by the authority and adjudicating officer. During the FY 2019-20, the authority has received 3505 complaints and disposed 1007 cases. In around 312 no. of cases execution application has been filed by the decree holders for recovery of dues. The authority has been giving varied orders on case to case basis ranging from suo- motu action for non-registration of complaints, direction for enquiry, costs for non- filing of replies in time, DPC along with interest at the prescribed rate of interest, arrest warrants for non-compliance of the orders. The authority has maintained a balance between the allottee as well as the promoters by passing orders wherein directing the allottees to pay the balance dues and take over the possession of the unit where OC's have already been issued. Further, during the FY 2019-20, the adjudicating officer has received 2642 complaints and disposed 331 cases.

SECTION-I

EXECUTION OF THE ORDERS OF THE AUTHORITY AND IMPOSITION OF PENALTIES

I.	EXECUTION OF THE ORDERS OF THE AUTHORITY AND IMPOSITION OF PENALTIES	
	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; Decreeal amount of execution recovered from promoters as under.	
	(i)	E/138/1900/2018 P. R Bishnoi V/S Ansal Phalak Infrastructure Pvt Ltd 6428458/-
	(ii)	E/6338/35/2019 Preeti Ranvir Singh V/S Ireo Private Limited 4800000/-
	(iii)	E/04/745/2019/2020 Shikha Gupta V/S Sidhartha Buildhome Private Limited 57501/-
Total		1992148/-

SECTION-I

EXECUTION OF THE ORDERS OF THE AUTHORITY AND IMPOSITION OF PENALTIES

I.	EXECUTION OF THE ORDERS-OF THE AUTHORITY AND IMPOSITION OF PENALTIES- matters referred to court under section 59—total number of matters referred to the court during the year, total number of matters disposed of by the court during the year, total number of matters pending with the court at the end of the year; <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: top;">(i)</td><td>Total numbers of execution filed from 01.04.2019 to 31.03.2020 319</td></tr> <tr> <td style="text-align: center; vertical-align: top;">(ii)</td><td>Total numbers of execution filed from 01.04.2019 to 31.03.2020 40</td></tr> <tr> <td style="text-align: center; vertical-align: top;">(iii)</td><td>Balance as on 01.04.2020 279</td></tr> </table>	(i)	Total numbers of execution filed from 01.04.2019 to 31.03.2020 319	(ii)	Total numbers of execution filed from 01.04.2019 to 31.03.2020 40	(iii)	Balance as on 01.04.2020 279
(i)	Total numbers of execution filed from 01.04.2019 to 31.03.2020 319						
(ii)	Total numbers of execution filed from 01.04.2019 to 31.03.2020 40						
(iii)	Balance as on 01.04.2020 279						

I.	EXECUTION OF THE ORDERS OF THE AUTHORITY AND IMPOSITION OF PENALTIES- matters referred to court for execution of order under section 40- No matter was referred to the court under section 40 <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: top;">(i)</td><td>Matters referred to the court for execution of under section 40 No matter was referred to the court under section 40</td></tr> </table>	(i)	Matters referred to the court for execution of under section 40 No matter was referred to the court under section 40
(i)	Matters referred to the court for execution of under section 40 No matter was referred to the court under section 40		

SECTION-J

EXECUTION OF THE ORDERS OF THE ADJUDICATING OFFICER AND IMPOSITION OF INTEREST AND COMPENSATION

J.	EXECUTION OF THE ORDERS OF THE ADJUDICATING OFFICER AND IMPOSITION OF INTEREST AND COMPENSATION	
	(i)	Interest and compensations
		NIL
	(ii)	Matters referred to court for execution of order under section 40
		No matter was referred to the court under section 40

SECTION-K

SECTION K: APPEALS

Section 43(5) of the Real Estate (Regulation and Development) Act, 2016 provides as under:

"43. Establishment of Real Estate Appellate Tribunal. -

- (5) Any person aggrieved by any direction or decision or order made by the Authority or by an adjudicating officer under this Act may prefer an appeal before the Appellate Tribunal having jurisdiction over the matter:

Provided that where a promoter files an appeal with the Appellate Tribunal, it shall not be entertained, without the promoter first having deposited with the Appellate Tribunal at least thirty per cent of the penalty, or such higher percentage as may be determined by the Appellate Tribunal, or the total amount to be paid to the allottee including interest and compensation imposed on him, if any, or with both, as the case may be, before the said appeal is heard.

Explanation. —For the purpose of this sub-section "person" shall include the association of allottees or any voluntary consumer association registered under any law for the time being in force."

The details of Appeals during the Period 01.04.2019 to 31.03.2020

No. of appeals filed against the orders of the Authority or the AO in the year	No. of appeals pending at the beginning of the year	Appeals filed during the year	No. of appeals admitted by Appellate Tribunal during the year	No. of appeals not admitted by Appellate Tribunal during the year	No. of appeals allowed by Appellate Tribunal during the year	No. of appeals not allowed by Appellate Tribunal during the year	Brief write-up on the no. of appeals allowed by the Appellate Tribunal
329	123	329	329	-	Not available	Not available	Not available

SECTION-L

REFERENCES RECEIVED FROM THE APPROPRIATE GOVERNMENT UNDER SECTION 33

L.	REFERENCES RECEIVED FROM THE APPROPRIATE GOVERNMENT UNDER SECTION 33
	No such references were received under section 33 of the Act

SECTION-M

ADVOCACY MEASURES UNDER SUB-SECTION (3) OF SECTION 33

M.	ADVOCACY MEASURES UNDER SUB SECTION (1) OF SECTION 33		
	Sub section 3 of Section of the Real Estate (Regulation and Development) Act 2016 provides as under: "33. Advocacy and awareness measures: (3) <i>The Authority shall take suitable measures for the promotion of advocacy, creating awareness and imparting training about laws relating to real estate sector and policies". HARERA has been endeavoring to comply with the above provisions by regularly attending and participating in various seminar, workshops, webinar both on national and international level to educate and press RERA Acts rules and relation for the awareness of not only its own employees but for other stake holders as well. Some of the key events organized and attended by the Authority are as under:</i>		
	(a)	Training and awareness programmes for the real estate agents	
		(i)	A 2 day knowledge colloquium was organized for giving training and creating awareness about the various provisions of the Real Estate (Regulation and Development Act, 2016 pertaining to the rights of the real estate agents and the duties imposed on the them w.r.t. the maintenance of account books and other records.
		(ii)	Several seminars were held by the Ld. Authority to disseminate information about the highest level of commission chargeable by the agents. Further, it was stressed that certain compliances like prior registration of the real estate agents is mandatory and any non-compliance of the provisions under the Act shall attract penalty.
	(b)	Training and awareness programmes for the allottees	
		(i)	To impart awareness about the rights and duties of allottees as contained in the provisions of the of the Real Estate (Regulation and Development Act, 2016, various training camps were organized by the Ld. Authority from

		time to time.												
	(ii)	Grievance redressal camps were organized for the allottees on the 2nd and 4 th Saturdays of every month for the allottees.												
(c)	Commentary on the Real Estate (Regulation & Development) Act, 2016 As the Act is relatively new and there is comparatively less written about it, the Hon'ble Chairman of HARERA, Gurugram wrote a comprehensive and detailed commentary about the provisions of the Act. It has brought clarity about the statutory intention and purpose behind the Act, particularly when there is limited case law jurisprudence developed on this aspect.													
(d)	To promote awareness about the work of the Ld. Authority, an official channel of HARERA Gurugram having presence on several media platforms such as Facebook, Instagram, LinkedIn, Twitter, Youtube etc. has been initiated. Various officials of the Authority have posted informative videos about the Act as well as about the work of HARERA, Gurugram. Further, through the medium of this channel, the work of the Ld. Authority, as has been covered in various news platforms is shared with the general public for wider public outreach.													
(e)	An interactive session was held by Dr. KK Khandelwal, Chairman HARERA, Gurugram on MBTV in September, 2020. It was broadcasted live on facebook. The Hon'ble Chairman discussed the "Status of the lenders in stuck housing projects". The key points of the discussion are as under: <table><tr><td>1.</td><td>Can lender sell a project without consulting the buyers to recover their money?</td></tr><tr><td>2.</td><td>RERA step in to break a deadlock between buyers and lenders to initiate the work on stalled real estate projects?</td></tr><tr><td>3.</td><td>What protection does RERA provide to the real estate lender?</td></tr><tr><td>4.</td><td>When a promoter fails to repay the loan, can a buyer take over the project without the lender's consent?</td></tr><tr><td>5.</td><td>Can RERA stop an auction of projects initiated by lenders? If yes, under what section is this done?</td></tr><tr><td>6.</td><td>When can a real estate project be auctioned by lenders?</td></tr></table>		1.	Can lender sell a project without consulting the buyers to recover their money?	2.	RERA step in to break a deadlock between buyers and lenders to initiate the work on stalled real estate projects?	3.	What protection does RERA provide to the real estate lender?	4.	When a promoter fails to repay the loan, can a buyer take over the project without the lender's consent?	5.	Can RERA stop an auction of projects initiated by lenders? If yes, under what section is this done?	6.	When can a real estate project be auctioned by lenders?
1.	Can lender sell a project without consulting the buyers to recover their money?													
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3.	What protection does RERA provide to the real estate lender?													
4.	When a promoter fails to repay the loan, can a buyer take over the project without the lender's consent?													
5.	Can RERA stop an auction of projects initiated by lenders? If yes, under what section is this done?													
6.	When can a real estate project be auctioned by lenders?													
(f)	Various training programmes and workshops were conducted for the officers of the Haryana Institute and Public Administration (HIPA) about the various provisions of the Act as well as issues arising from its implementation. The idea was to bring awareness in the administrators and higher up officials who could then percolate it to the ground level.													
(g)	An international tour to China was organized comprising of a delegation of 11 office bearers of NARDECO and two members of the													

	Haryana Real Estate Regulatory Authority, Gurugram. The tour was to first-hand experience the transformation in the housing sector in the past 40 years and to imbibe and incorporate the best practices prevalent in the sector in our own sector. 2 days knowledge colloquium on real estate regulatory act which was attended by various stakeholders being consumers, developers, advocates, real estate agents, professional organizations, architects etc..
(h)	A National Conclave was organized by UP RERA 4th November 2019 at Indira Gandhi Pratishthan, Gomti Nagar, Lucknow. The Conclave was attended by the Chairman and several officials of HARERA, Gurugram. A presentation and a paper were presented on this behalf by HARERA, Gurugram office. The importance of the real estate sector in terms of the contribution of the contribution to GDP i.e. US 1 trillion was emphasized to suggest meaningful reforms.
(i)	The Ld. Authority took suo motu cognizance in the Greenopolis matter wherein the developer had failed miserably complete the project and hand over possession in due time. Weekly meetings were held under the chairmanship of the Chief Investigation & Monitoring Officer (CIMO) with the representatives of Three C Shelters, Orris Infrastructure & Greenopolis Welfare Association. A comprehensive plan was prepared by the M/s Orris for completion of the phases in a timely manner.
	It is categorically provided as per section 4(2)(I)(D) of the Act that 70% of the amount received from the allottees have to be deposited in a scheduled bank and withdrawal is as per the conditions prescribed in the provision. To further clarify for the benefit of all stakeholders, "Directions to the builders/promoters with regard to opening of bank accounts as per provisions of RERA" have been put on the website of the Ld. Authority for wider public outreach.
(j)	To promote the policies of the Haryana Government such as the Deen Dayal Jan Awas Yojana, the Ld. authority has from time to time publicized the plots of land on which this policy applies for public awareness so that the public money is channelized and invested in the right projects under the protective umbrella of the Haryana Government.
(k)	The employees of the Ld. Authority have been imparted capacity building programmes as several research assignments were allotted regarding the latest judgments of Supreme Court & High Court. A consolidated list has been prepared and put up in the public domain for disseminating awareness about the latest legal developments of the real estate sector.
(l)	A comprehensive analytical paper was prepared by the Research Department of the authority discussing the adjournment polices and costs of litigation. The key features of the paper were comprehensive research on the Bar Council Rules of the states of Punjab & Haryana Delhi & Maharastra. Reliance was also placed on the principles laid down in judgments of the Hon'ble Supreme Court & High Court. Accordingly, guidelines regarding the adjournment policy and

	imposition of costs of litigation were prepared for promoting transparency in the functioning of the Ld. Authority. Likewise a note was circulated amongst developers clarifying that use of common areas cannot be charged and that units can be sold on carpet area and not super area. Next, the HARERA, Gurugram office is in the process of coming up with detailed regulations on Mediation & Conciliation for amicable settlement of disputes as well as for regulating the work and compensation for real estate agents. Lastly, a draft memo on the performa of conveyance deed has been prepared which will soon be put up in the public domain for comments.
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CHAPTER-N

ADMINISTRATION AND ESTABLISHMENT MATTER

Report of the Secretary

Administration wing of the authority is responsible for providing various support services for smooth and proper discharge of functions by the authority. This wing is responsible for establishment matters, awareness and advocacy measures, library and documentation requirements, convening authority meetings and custody of records of the authority meetings. It also provides common support services to the authority such as driver, mechanic, electrician, peons, chowkidar, sweeper, etc. as deemed necessary from time to time.

The service rules of the Haryana Real Estate Regulatory Authority, Gurugram are pending with the State Government for approval and the regular staff shall be engaged in the authority after the service rules come into force, but for the time being in order to cope up with the work of the authority it was imperative to engage certain legal and other technical professionals who shall assist the authority in discharge of its functions as per the provisions of the Act or rules or regulations made thereunder.

These legal and other technical professionals were inducted in the authority on varying nomenclature according to academic qualification and experience.

The administration wing will comprise of the office of Executive Director cum Secretary and different other cells as given below:

Executive Director Cum Secretary:					
Executive Director Cum Secretary will be overall in charge of the administration of the Authority, the post will be filled up by taking an officer in senior scale from Haryana Civil Services/state civil service, or an Indian Administrative Services officer already in service of any state government or central government, or an officer of equivalent/suitable seniority in any of their public sector undertaking/ departments/ Autonomous body.					
Sr. No	Name of Post	No of post	Pay Scale / Pay matrix level	Group / category of Service	Remarks
1	Secretary	1	15600 - 39100 + 8000/L-12	A	This post will be filled up by taking an officer in Sr. Scale from Haryana Civil Services, or an officer of rank of Joint Secretary from Haryana Civil Secretariat or b engaging on

					Contract basis a person who is retired from the State Government of Haryana in the above ranks
2	Personal Assistant	1	9300-34800+4200/L-6	C	Equivalent to Personal Assistant in Government Service.
3	Senior Scale Stenographer	1	9300-34800+3600/L-6	C	Equivalent to Senior Scale Stenographer in Government Service.
4	Peon	2	4440-7440+1300/DL	D	Equivalent to Peon in Government Service.

Administration Wing

1. Establishment Cell (This cell will deal with all establishment /personnel/human resource matters including finalization of terms and conditions of services; and it will also support the Authority in providing secretarial assistance, record keeping receipt & dispatch and coordinating with all other wings.)					
1.	Administrative Officer (Administration)	1	15600-39100+7600/L-12	A	Equivalent to Deputy Secretary of civil secretariat.
2.	Executive (Administration and Establishment)	1	9300-34800+4600/L-7	B	Equivalent to Superintendent
3.	Office Associate	2	9300-34800+4000/L-6	C	Equivalent to Deputy Superintendent
4.	Assistant (Administration and Establishment)	2	9300-34800+3600/L-6	C	Equivalent to Assistant in Government Service
5.	Junior scale Stenographer	1	5200-20200+2400/L-4	C	Equivalent to junior scale stenographer in Government Service.
6.	Steno Typist	1	5200-20200+1900/L-2	C	Equivalent to Steno Typist in Government Service
7.	Peon	2	4440-7440/DL	D	Equivalent to Peon in Government Service.
2. Awareness and Advocacy Cell Section 33 provides for taking suitable measures for the promotion of advocacy, creating awareness and imparting training about laws relating to real estate sector and policies. Awareness and Advocacy cell will help in establishing and maintaining the lines of communication between the Authority and stake holders, it will also interact/interface with media for publicizing the tenets of Act for the awareness of general public, operationalisation of various social medias pertaining to Authority, bringing out reports, general, magazine, newsletter including e-Publications					
1.	Public Relation Officer/ Mass communication Officer	1	9300-34800+5400/L-9	B	Equivalent to Public Relation Officer in Government Service.
2.	Copy writer	1	9300-34800+3600/L-6	C	Equivalent to copy writer in Government Service.
3.	Social Media Officer	1	9300-34800+5400/L-9	B	Equivalent to Assistant Public Relation Officer in Government Service.

	4.	Steno Typist Hindi	1	5200-20200+1900/L-2	C	Equivalent to Steno Typist Hindi in Government Service.
	5.	Steno Typist English	1	5200-20200+1900/L-2	C	Equivalent to Steno Typist English in Government Service.
	6.	Peon	1	4440-7440+1300/DL	D	Equivalent to Peon in Government Service.
3. Library & Documentation Cell This cell is required to maintain the entire corpus of documentation/literature and archives of the Authority.						
	1.	Assistant Librarian and Documentation officer	1	9300-34800+4200/L-6	C	Equivalent to Deputy Superintendent/ Assistant Librarian in Government Service.
	2.	Documentation Assistant	1	5200-20200+1900/L-2	C	Equivalent to clerk in Government Service.
	3.	Peon	1	4440-7440+1300/DL	D	Equivalent to Peon in Government Service.
4. Authority Affairs Cell This cell will convene the meetings of the Authority and will prepare the agenda items of such meetings and will record the minutes of the meetings; it will maintain and update the decisions taken in the meetings; it will also draft/compile monthly/annual reports of the Authority.						
	1.	Assistant Secretary	1	9300-34800+5400/L-9	B	Equivalent to Assistant District Attorney in Government Service.
	2.	Junior Scale Stenographer	1	5200-20200+2400/L-4	C	Equivalent to junior scale stenographer in Government Service.
	3.	Peon	1	4440-7440+1300/DL	D	Equivalent to Peon in Government Service.
5. Common Support Services Cell The auxiliary staff is needed for housekeeping, cleaning, watch & ward, and for other services for smooth functioning of the office. One driver each for Hon'ble Chairperson, Members and for Secretary of the Authority is required. Apart from above, four drivers are also required each for Adjudication Officer, Chief Town Planner, Chief Engineer and Chief Architect. Two vehicles along with drivers may also be required for office and general pool. Thus, in all 10 drivers will be required.						
	1.	Telephone Attendant	1	5200-20200+1900/L-2	C	Equivalent to Clerk in Government Service.
	2.	Driver	10	5200-20200+2400/L-4	C	Equivalent to Driver in Government Service.
	3.	Electrician	1	4440-7440+1300/DL	D	Equivalent to Electrician in Government Service.
	4.	Chowkidar	4	4440-7440+1300/DL	D	Equivalent to Chowkidar in Government Service.
	5.	Mali	1	4440-7440+1300/DL	D	Equivalent to Mali in Government Service.
	6.	Sweeper	3	4440-7440+1300/DL	D	Equivalent to Sweeper in Government Service.

COMPOSITION OF AUTHORITY

Composition of Authority

Staff Position (2019-20) as on 31.03.2020

Hon'ble Chairman Office

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

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

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

Hon'ble Member (Sh. Subhash Chander Kush, Retd. C.T.P)

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Ram Niwas	Private Secretary	Retired as Private Secretary

2.	Sh. Sandeep Kumar Chaubey	Peon	Outsourced
3.	Sh. Mirnal Malik	Driver	Outsourced
4.	Sh. Rakesh Kumar	Court Orderly	Outsourced

Adjudicating Officer (Sh. S.C. Goyal Retd. District & Sessions Judge)

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Sunder Lal Chanana	Personal Assistant	Retired as Personal Assistant
2.	Sh. Arjun Kumar Aggarwal	Reader	Retired as Reader
3.	Sh. Pardeep Kumar	Court Orderly	Outsourced
4.	Sh. Naveen Singh	Paper Book Binder	Outsourced
5.	Sh. Juned Malik	Driver	Outsourced

Administrative Officer (Petitions) Cum-Registrar (Sh. N. K. Goel Retd Additional District & Sessions Judge)

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Pawan Kumar Sharma	Steno Typist (English)	Outsourced
2.	Sh. Brij Kishore	Peon	Outsourced
3.	Sh. Naveen Pandey	Court Orderly	Outsourced

Secretary (Sh. Partap Singh Retd. H.C.S)

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

Authority Affairs Cell

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

Administration /Establishment Cell

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Ranbir Singh Tewatia	Executive Admn & Estt.	Retired as Assistant Director
2.	Ms. Bharti	Management Executive (CRM)	Outsourced
3.	Ms. Sanjana Singh	Copy Writer	Outsourced
4.	Sh. Umesh	Library Assistant	Outsourced
5.	Sh. Anchul Kumar	Graphic Designer	Outsourced
6.	Sh. Rahul	Driver	Outsourced
7.	Sh. Anoop Singh	Driver	Outsourced
8.	Sh. Mahender Kumar Verma	Driver	Outsourced
9.	Sh. Sorabh Yadav	Driver	Outsourced
10.	Sh. Narender Kumar	Security Guard with weapon	Outsourced
11.	Sh. Mahavir Singh	Security Guard with weapon	Outsourced
12.	Sh. Dhananjay	Security Guard	Outsourced
13.	Sh. Dinesh	Chowkidar	Outsourced
14.	Sh. Rahul	Chowkidar	Outsourced
15.	Sh. Khem Singh Bisht	Waiter	Outsourced
16.	Sh. Ravi Kumar	Sweeper	Outsourced

Accounts Cell

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Shiv Rattan Singh	Executive Accounts	Retired as Accounts Officer

2.	Sh. Sunil Kumar Arya	Accounts Assistant	Outsourced
3.	Ms. Hira Dhir	Accounts Executive	Outsourced
4.	Sh. Kapil Dev	Caretaker	Outsourced

Legal Cell

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

Petitions/ Complaint Cell

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Ms. Gurbachan Kaur	Legal Officer	Outsourced
2.	Ms. Satinder Kaur	Legal Officer	Outsourced
3.	Sh. Sharad Goyal	Legal Officer	Outsourced
4.	Ms. Poornima Rao	Legal Executive	Outsourced
5.	Sh. Dheeraaj Raj	Legal Executive	Outsourced
6.	Ms. Roli Srivastva	Legal Executive	Outsourced
7.	Sh. Sandeep Bhukal	Legal Executive	Outsourced
8.	Sh. Kshitiz	Legal Executive	Outsourced
9.	Ms. Poonam	Legal Executive	Outsourced
10	Sh. Deepanshu Singla	Legal Executive	Outsourced

11	Sh. Rahul Aneja	Legal Executive	Outsourced
12	Sh. Bhanu Mangla	Legal Executive	Outsourced
13	Sh. Chirag Nagpal	Legal Executive	Outsourced
14	Sh. Roshan Singh	Legal Executive	Outsourced
15	Ms. Anamika Ahlawat	Legal Executive	Outsourced
16	Ms. Shalini Sahu	Steno Typist - English	Outsourced
17	Sh. Karmbir	Record Keeper Cum Process Server	Outsourced
18	Sh. Mahesh Kumar	Peon	Outsourced

Notice Branch

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. R.K Goyal	Assistant Registrar	Retired as Superintendent from District Court
2.	Sh. Bharat Yadav	Legal Executive	Outsourced
3.	Sh. Sunil Kaushik	Record Keeper Cum Process Server	Outsourced
4.	Sh. Tarun Rana	Record Keeper Cum Process Server	Outsourced

Court/Prosecution Cell

Sr. No.	Name of the Employee	Designation in the Authority	Remarks
1.	Sh. Rajbir Singh	Reader	Retired as Reader
2.	Ms. Naresh Kumari	Judgement Writer/ Sr. Scale Stenographer	Retired as Sr. Scale Stenographer

Project/Agent Registration Cell

Sr.	Name of the	Designation in the	Remarks
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No.	Employee	Authority	
1.	Ms. Gunjan Choudhary	Architectural Officer	Outsourced
2.	Ms. Nancy Yadav	Planning Officer	Outsourced
3.	Sh. Naresh Kumar	Chartered Accountant	Outsourced
4.	Ms. Chetna Rao	Legal Executive	Outsourced
5.	Sh. Ashish Kush	Planning Assistant	Outsourced
6.	Ms. Prachi Singh	Planning Assistant	Outsourced
7.	Ms. Jyoti Yadav	Planning Assistant	Outsourced

Engineering Cell

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

RTI Cell

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

IT Cell

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

2.	Sh. Brijesh Kumar	IT Executive/Programmer	Outsourced
3.	Sh. Rahul	Data Entry Operator cum Engineering Assistant	Outsourced

Particulars of Category wise employees appointed in HARERA, Gurugram as on 31.03.2020: -

Retired Employees

S. No.	Name of the Officer/ Official	Designation in the Authority	Mode of Engagement	Remarks
1.	Sh. S. C. Goyal	Adjudicating Officer	From Retired Personnel	Retired as District and Sessions Judge
2.	Sh. N. K. Goel	Administrative Officer Petitions Cum Registrar	---Do---	Retired as Additional District and Sessions Judge
3.	Sh. Partap Singh	Secretary	---Do---	Retired as HCS Officer
4.	Sh. Ranbir Singh Tewatia	Executive (Admn. & Estt.)	---Do---	Retired as Assistant Director (Admn)
5.	Sh. Shiv Rattan Singh	Executive Accounts	---Do---	Retired as Accounts Officer
6.	Sh. Abhey Singh Yadav	Executive Legal	---Do---	Retired as Deputy Legislative Officer
7.	Sh. Ram Kumar Goel	Assistant Registrar	---Do---	Retired as Superintendent from District Court Tees Hazari
8.	Sh. Satbir Singh	Private Secretary	---Do---	Retired as Personal Assistant

9.	Sh. Ram Niwas	Private Secretary	---Do---	Retired as Private Secretary
10.	Sh. H. R. Mehta	Personal Assistant	---Do---	Retired as Personal Assistant
11.	Sh. Sunder Lal Chanana	Personal Assistant	---Do---	Retired as Personal Assistant
12.	Ms. Naresh Kumari	Judgement writer/ Sr. Scale Stenographer	---Do---	Retired as Sr. Scale Stenographer
13.	Sh. Rajbir Singh	Reader	---Do---	Retired as Reader
14.	Sh. Arjun Kumar Aggarwal	Reader	---Do---	Retired as Reader

On Deputation Employee

S. No.	Name of the Officer/ Official	Designation in the Authority	Mode of Engagement	Remarks
1.	Sh. Subhash Chander	OSD	On deputation	Private Secretary from FCR Office

Outsource Employees

S. No.	Name of the Employee	Designation in the Authority	Mode of Engagement
1.	Ms. Geeta Rathee Singh	Legal Officer	Through Outsourcing Agency
2.	Ms. Gurbachan Kaur	Legal Officer	---Do---
3.	Ms. Satinder Kaur	Legal Officer	---Do---
4.	Sh. Sharad Goel	Legal Officer	---Do---
5.	Ms. Anikita Pandey	Assistant Secretary	---Do---
6.	Ms. Chetna Rao	Legal Executive	---Do---

7.	Ms. Poornima Rao	Legal Executive	---Do---
8.	Sh. Dheeraj Raj	Legal Executive	---Do---
9.	Sh. Bharat Yadav	Legal Executive	---Do---
10.	Ms. Shreya Gupta	Legal Executive	---Do---
11.	Ms. Roli Srivastva	Legal Executive	---Do---
12.	Sh. Sandeep Bhuckal	Legal Executive	---Do---
13.	Sh. Kshitiz	Legal Executive	---Do---
14.	Ms. Poonam	Legal Executive	---Do---
15.	Sh. Deepanshu Singla	Legal Executive	---Do---
16.	Sh. Rahul Aneja	Legal Executive	---Do---
17.	Sh. Bhanu Mangla	Legal Executive	---Do---
18.	Sh. Chirag Nagpal	Legal Executive	---Do---
19.	Ms. Anamika Ahalawat	Legal Executive	---Do---
20.	Sh. Roshan Singh	Legal Executive	---Do---
21.	Ms. Gunjan Choudhary	Architectural Officer	---Do---
22.	Ms. Nancy Yadav	Planning Officer	---Do---
23.	Sh. Ashish Kush	Planning Executive (Planning Assistant)	---Do---
24.	Ms. Prachi Singh	Planning Executive (Planning Assistant)	---Do---
25.	Ms. Jyoti Yadav	Planning Executive (Planning Assistant)	---Do---
26.	Sh. Sumeet	Engineering Executive	---Do---
27.	Sh. Nikhil Sharma	Engineering Executive	---Do---
28.	Sh. Harpal Singh	IT Officer/Programmer	---Do---
29.	Sh. Brijesh Kumar	IT Executive/Programmer	---Do---
30.	Sh. Naresh Kumar	Chartered Accountant	---Do---
31.	Sh. Sunil Kumar Arya	Account Assistant	---Do---

32.	Ms. Preeti	Junior Office Executive/ Office Assistant	---Do---
33.	Ms. Heera Dhir	Accounts Executive	---Do---
34.	Ms. Sanjana Singh	Copy Writer-cum-copy Editor	---Do---
35.	Sh. Umesh	Library Assistant	---Do---
36.	Sh. Rahul	Data Entry Operator cum Engineering Assistant	---Do---
37.	Ms. Bharti	Management Executive (CRM)	---Do---
38.	Mr. Anchul Kumar	Graphic Designer	---Do---
39.	Ms. Sapna Yadav	Clerk/Typist	---Do---
40.	Ms. Yamini Verma	Steno Typist (English)	---Do---
41.	Sh. Pawan Kumar Sharma	Steno Typist (English)	---Do---
42.	Ms. Shalini Sahu	Steno Typist (English)	---Do---
43.	Sh. Anil Kumar	Record Keeper Cum Process Server	---Do---
44.	Sh. Karmbir	Record Keeper Cum Process Server	---Do---
45.	Sh. Sunil Kaushik	Record Keeper Cum Process Server	---Do---
46.	Sh. Tarun Rana	Record Keeper Cum Process Server	---Do---
47.	Sh. Anoop Singh	Driver	---Do---
48.	Sh. Krishan Gopal	Driver	---Do---
49.	Sh. Mirnal Malik	Driver	---Do---
50.	Sh. Rahul	Driver	---Do---
51.	Sh. Mahender Kumar Verma	Driver	---Do---
52.	Sh. Balwant	Driver	---Do---
53.	Sh. Juned Malik	Driver	---Do---

54.	Sh. Raj Kumar	Driver	---Do ---
55.	Sh. Sorabh Yadav	Driver	---Do ---
56.	Sh. Kapil Dev	Caretaker	---Do ---
57.	Sh. Sumit Kumar	Court Orderly	---Do ---
58.	Sh. Rakesh Kumar	Court Orderly	---Do ---
59.	Sh. Naveen Pandey	Court Orderly	---Do ---
60.	Sh. Pardeep Kumar	Court Orderly	---Do ---
61.	Sh. Manoj Kumar Sharma	Court Orderly	---Do ---
62.	Sh. Narender Kumar	Security Guard With weapon	---Do ---
63.	Sh. Mahavir Singh	Security Guard with weapon	---Do ---
64.	Sh. Dhananjay	Security Guard	---Do ---
65.	Sh. Kamal Prashad	Peon	---Do ---
66.	Sh. Deepak Kumar Saini	Peon	---Do ---
67.	Sh. Sandeep Kumar Chaubey	Peon	---Do ---
68.	Sh. Hunny Verma	Peon	---Do ---
69.	Sh. Amit	Peon	---Do ---
70.	Sh. Brij Kishore	Peon	---Do ---
71.	Sh. Mahesh Kumar	Peon	---Do ---
72.	Sh. Dinesh	Chowkidar	---Do ---
73.	Sh. Rahul	Chowkidar	---Do ---
74.	Sh. Khem Singh Bisht	Waiter	---Do ---
75.	Sh. Naveen Singh	Paper Book Binder	---Do ---
76.	Sh. Ravi Kumar	Sweeper	---Do ---

Particulars of Group Wise Employees appointed in HARERA, Gurugram as on 31.03.2020: -

Retired Employees

Group - A

S. No.	Name of the Officer/ Official	Designation in the Authority	Mode of Engagement	Remarks
1.	Sh. S. C. Goyal	Adjudicating Officer	From Retired Personnel	Retired as District and Sessions Judge
2.	Sh. N. K. Goel	Administrative Officer Petitions Cum Registrar	---Do---	Retired as Additional District and Sessions Judge
3.	Sh. Partap Singh	Secretary	---Do---	Retired as HCS Officer

Group - B

S. No.	Name of the Officer/ Official	Designation in the Authority	Mode of Engagement	Remarks
1.	Sh. Shiv Rattan Singh	Executive Accounts	Through Retired Personnel	Retired as Accounts Officer
2.	Sh. Ranbir Singh Tewatia	Executive Admn. & Estt.	---Do---	Retired as Assistant Director (Admn)
3.	Sh. Abhey Singh Yadav	Executive Legal	---Do---	Retired as Deputy Legislative Officer
4.	Sh. Ram Kumar Goel	Assistant Registrar	---Do---	Retired as Superintendent from District Court TeesHazari
5.	Sh. Ram Niwas	Private Secretary	---Do---	Retired as Private Secretary

6.	Sh. Satbir Singh	Private Secretary	---Do---	Retired as Personal Assistant
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Group - C

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

On Deputation employees

Group-B

S. No.	Name of the Officer/ Official	Designation in the Authority	Mode of Engagement	Remarks
1.	Sh. Subhash Chander	OSD	On Deputation	Private Secretary from FCR Office

Outsourced employees

Group - B

S. No.	Name of the Officer/ Official	Designation	Mode of Engagement
1.	Ms. Ankita Pandey	Assistant Secretary	Through Outsourcing

			Agency
2.	Ms. Gurbachan Kaur	Legal Officer	---Do---
3.	Ms. Geeta Rathee Singh	Legal Officer	---Do---
4.	Ms. Satinder Kaur	Legal Officer	---Do---
5.	Sh. Sharad Goel	Legal Officer	---Do---
6.	Ms. Gunjan Choudhary	Architectural Officer	---Do---
7.	Ms. Nancy Yadav	Planning Officer	---Do---
8.	Sh. Naresh Kumar	Chartered Accountant	---Do---

Group - C

S. No.	Name of the Employee	Designation	Mode of Engagement
1.	Ms. Chetna Rao	Legal Executive	Through Outsourcing Agency
2.	Ms. Poornima Rao	Legal Executive	---Do---
3.	Sh. Dheeraj Raj	Legal Executive	---Do---
4.	Sh. Bharat Yadav	Legal Executive	---Do---
5.	Ms. Shreya Gupta	Legal Executive	---Do---
6.	Ms. Roli Srivastva	Legal Executive	---Do---
7.	Sh. Sandeep Bhuckal	Legal Executive	---Do---
8.	Sh. Kshitiz	Legal Executive	---Do---
9.	Ms. Poonam	Legal Executive	---Do---
10.	Sh. Deepanshu Singla	Legal Executive	---Do---
11.	Sh. Rahul Aneja	Legal Executive	---Do---
12.	Sh. Bhanu Mangla	Legal Executive	---Do---
13.	Sh. Chirag Nagpal	Legal Executive	---Do---
14.	Ms. Anamika Ahalawat	Legal Executive	---Do---
15.	Sh. Roshan Singh	Legal Executive	---Do---
16.	Ms. Prachi Singh	Planning Executive (Planning Assistant)	---Do---

17.	Ms. Jyoti Yadav	Planning Executive (Planning Assistant)	---Do---
18.	Sh. Ashish Kush	Planning Executive (Planning Assistant)	---Do---
19.	Sh. Sumeet	Engineering Executive	---Do---
20.	Sh. Nikhil Sharma	Engineering Executive	---Do---
21.	Ms. Preeti	Junior Office Executive/ Office Assistant	---Do---
22.	Ms. Sanjana Singh	Copy Editor cum Copy Writer	---Do---
23.	Ms. Bharti	Management Executive (CRM)	---Do---
24.	Sh. Sunil Kumar Arya	Account Assistant	---Do---
25.	Ms. Hira Dhir	Accounts Executive	---Do---
26.	Sh. Harpal Singh	IT Officer/Programmer	---Do---
27.	Sh. Brijesh Kumar	IT Executive/Program mer	---Do---
28.	Sh. Pawan Kumar Sharma	Steno Typist (English)	---Do---
29.	Ms. Yamini Verma	Steno Typist (English)	---Do---
30.	Ms. Shalini Sahu	Steno Typist (English)	---Do---
31.	Ms. Sapna Yadav	Clerk/Typist	---Do---
32.	Sh. Anchul Kumar	Graphic Designer	---Do---
33.	Sh. Umesh	Library Assistant	---Do---
34.	Sh. Rahul	Data Entry Operator cum Engineering Assistant	---Do---
35.	Sh. Kapil Dev	Caretaker	---Do---

36.	Sh. Krishan Gopal	Driver	---Do---
37.	Sh. Mirnal Malik	Driver	---Do---
38.	Sh. Anoop Singh	Driver	---Do---
39.	Sh. Sorabh Yadav	Driver	---Do---
40.	Sh. Rahul	Driver	---Do---
41.	Sh. RajKumar	Driver	---Do---
42.	Sh. Balwant	Driver	---Do---
43.	Sh. Mahender Kumar Verma	Driver	---Do---
44.	Sh. Juned Malik	Driver	---Do---

Group - D

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

15.	Sh. Amit	Peon	---Do---
16.	Sh. Mahesh Kumar	Peon	---Do---
17.	Sh. Naveen Singh	Paper Book Binder	---Do---
18.	Sh. Khem Singh Bisht	Waiter	---Do---
19.	Sh. Narender Kumar	Security Guard with weapon	---Do---
20.	Sh. Mahavir Singh	Security Guard with weapon	---Do---
21.	Sh. Dhananjay	Security Guard	---Do---
22.	Sh. Ravi Kumar	Sweeper	---Do---
23.	Sh. Rahul	Chowkidar	---Do---
24.	Sh. Dinesh	Chowkidar	---Do---

SECTION-O

Experts and Consultants Engaged:

The authority from time to time engage professionals though not on regular basis but only assignment basis. The details of experts and consultants are as follows:

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

SECTION-P

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

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

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

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

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

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

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

Haryana Real Estate Regulatory Authority Gurugram

Policy on prevention of sexual harassment at workplace

Preamble:

1. This policy on Prevention of Sexual Harassment at Workplace shall be effective from 1st April 2019. The authority will other than what is formulated in the below mentioned POSH Policy, shall also abide by The Sexual Harassment at Workplace (Prevention, Prohibition & Redressal) Act 2013 and Rules thereto.
2. Haryana Real Estate Regulatory Authority, Gurugram believes that sexual harassment is a form of misconduct that undermines the integrity of the employment relationship. The authority affirms that all women have the right to work in an environment which is free from all forms of discrimination and conduct that can be considered harassing, coercive, or disruptive such as sexual harassment.
3. The authority is committed towards creating a safe and healthy work environment that enables women to work without fear of prejudice and sexual harassment. The authority abide by the principle that equality of employment can be seriously impaired when women are subjected to gender specific violence such as sexual harassment at workplace that affects the dignity of women at work.
4. HARERA, Gurugram POSH policy is aimed at prohibiting or deterring the commission of acts of sexual harassment at workplace against women and to provide procedure for redressal of complaints pertaining to sexual harassment and also ensuring that in the case of misconduct, aggrieved women have a fair and lawful procedure for redressal of their complaints.

Sexual Harassment:

Sexual harassment for the purpose of this policy shall include any one or more of the following unwelcoming acts or behaviours (whether direct or by implication):

- a. Any unwelcoming sexually determined behaviour, or pattern of conduct, that would cause discomfort and/or humiliate a person to whom the conduct was directed namely:
 - Physical contact and advances;
 - Demand or request for sexual favour;
 - Sexually coloured remarks or remarks of a sexual nature about a person's clothing or body;
 - Showing pornography, making or posting sexual pranks, sexual teasing, sexual jokes, sexually demeaning or offensive pictures, cartoons or other materials through email, SMS, MMS etc;
 - Repeatedly asking to socialize during off-duty hours or continued expressions of sexual interest against a person's wishes;

- Giving gifts or leaving objects that are sexually suggestive at one's workstation, washroom or any other place where they can be located easily;
 - Eve teasing, innuendos and taunts, physical confinements against one's will or any such act likely to intrude upon one's privacy;
 - Persistent staring, following, contacting a person at odd hours except for office work; and
 - Any other unwelcoming physical, verbal or non-verbal conduct of sexual nature.
- b. The following circumstances if occurs or are present in relation to any sexually determined act or behaviour amounts to sexual harassments:
- Implied or explicit promise of preferential treatment in employment;
 - Implied or explicit threat of detrimental treatment in employment;
 - Implied or explicit threat about the present or future employment status;
 - Interference with the person's work or creating an intimidating or offensive or hostile work environment; or
 - Humiliating treatment likely to affect his/her health or safety.

Applicability:

All women employees of the Authority, trainees, consultants, advisors or lawyers visiting the office of the Authority.

Complaints Committee, Handling of Complaint and Disciplinary action:

If a woman is being harassed:

- a) Must tell the accused that his behaviour is unwelcome and ask him to stop.
- b) Keep a record of the incidents, if possible (dates, times, locations, witnesses, what happened, alleged perpetrator's response). Though it is not mandatory to have a record of events to file a complaint, but a record can strengthen the case and help her remember the details over time.
- c) Must file a complaint with the complaint committee appointed by the Authority, along with supporting documents and names of the witnesses, if any, within a period of 90 (ninety) days from the alleged incident.

Complaint Committee:

The authority shall approve the constitution of Internal Complaint Committee of HARERA, Gurugram (hereinafter called "Committee"). The detailed of the committed shall be notified on the notice board of the Authority.

The committee shall have following members:

- Presiding Officer: A woman employed at a senior level in the organization amongst the employees.
- At least three (3) members from amongst the employees, preferably who have experience in social work or have legal knowledge.
- One external member (from a NGO or an association committed to the cause of women or a person familiar with the issues relating to the sexual harassment at workplace)

- Giving gifts or leaving objects that are sexually suggestive at one's workstation, washroom or any other place where they can be located easily;
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- More than 50% of the committee members shall be women.

Tenure of the committee:

The tenure of the members (members as mentioned herein shall also deem to include the presiding officer) appointed on the committee will be for a period of three years and may be extended at the discretion of the Authority.

Fee/honorarium

The member appointed from amongst the non-governmental organisations or associations shall be paid such honorarium, as decided by the Authority, for holding the proceedings of the ICC.

Quorum:

- Quorum for a valid meeting would be five members personally present.
- In absence of a valid quorum, the meeting of the committee shall be adjourned for such period as may be decided by the presiding officer.
- The Authority shall have the right to substitute the members on the Committee.
- The quorum will always have male and female members on the committee.
- The committee shall meet at least 4 times a year and the presiding officer shall preside over the meeting.

The committee shall be responsible for:

- Receiving complaints of sexual harassment at the workplace;
- Initiating and conducting inquiry as per the established procedure;
- Submitting findings and recommendations of inquiries;
- Co-ordinating with the Authority in implementing appropriate action;
- Maintaining strict confidentiality throughout the process;
- Submitting annual reports

Handling Complaints:

- a) If an aggrieved woman warrant's formal intervention, she is expected to report sexual harassment experienced by her, within 90 days from the alleged incident, or if it is series of incident then 90 days from the occurrence of the last incident, to the presiding officer of the committee, in writing (each page should be duly signed including all supporting documents) preferably in a sealed cover. In case of a verbal complaint, the complaint will be reduced in writing by the receiver i.e the presiding officer and signature of the complainant will be obtained. The committee may extend the timeline by another 90 days for reasons recorded in writing that these reasons prevented the aggrieved woman from lodging the complaint.
- b) If the aggrieved woman is unable to lodge the complaint on account of her incapacity or otherwise then her legal heir, co-worker or any other person having knowledge of the incident may do so on her behalf, with explicit consent.

- c) If the initial complaint is made to any person other than a committee member, upon receiving such complaint, it will be the responsibility of the receiver to report the same to the committee immediately.
- d) The complaint should contain all the material and relevant details concerning the alleged sexual harassment including the details of the alleged accused and name of the witnesses, if any. The complaint should specify the incidents of sexual harassments clearly and should not have general incidents.
- e) Promptly upon receiving the complaint, the presiding officer shall proceed convene a meeting of the committee. The committee may, before initiating any inquiry and at the request of the victim take steps to settle the matter between the victim and the alleged accused through conciliation, provided no monetary settlement shall be made as a basis of conciliation. Where settlement is arrived at, the committee shall record the settlement so arrived and forward the same to the Authority to take action as specified in the recommendation with copies to the victim and the alleged accused. In case of such settlement no further inquiry shall be conducted by the committee thereafter.
- f) The minutes of the meetings of the committee shall be recorded, signed and kept in the custody of the presiding officer of the committee.
- g) The complaint documents and all investigation carried out shall be kept strictly confidential. Any person involved in the investigation, including the members, complainant, alleged accused and witnesses would be bound to maintain confidentiality. Any breach of confidentiality may attract disciplinary action.
- h) The person accused of shall be informed shall be informed that a complaint has been filed against him and he would be asked to submit his explanation in writing (including any supporting documents, list of witnesses etc.), if any to the presiding officer of the committee within 10 days of such information. The alleged accused would also be advised not to act in retaliation.
- i) The committee shall ensure that a fair and just investigation is undertaken immediately as per the principles of natural justice.
- j) Both, the complainant and the alleged accused would be summoned by the committee for ascertaining the facts. In addition, other employees may be interviewed to elicit sufficient factual information. Any person named as witness may also be summoned by the committee to ascertain the facts in the complaint.
- k) The committee shall after examination of the complaint, submit its recommendations to the Authority.
- l) The committee shall adhere to the following timeline:

- 90 days times to register complaint after the incident date or in case of series of incidents, within 90 days from the date of last incident.
 - 90 days times to complete enquiry.
 - 10 days for report submission, after completion of enquiry.
- k) The complainant and the alleged accused shall be informed of the outcome of investigation. If the investigation reveals that the complainant has been subjected to sexual harassment, the accused shall face disciplinary action including other actions as may be required by the Authority under the provision of law and/or this policy.
- l) The Authority shall take suitable action within a period of 60 days after receiving the committee's recommendations.
- m) In case a member has a conflict of interest in a particular complaint, then such a member would be excluded from the committee (of that complaint)
- n) The Committee may also terminate the inquiry or give ex-parte decision, if complainant or respondent remains absent for 3 consecutive hearings without communicating any reason. In such case 15 days' written notice to be given to the party, before termination or ex-parte order.

Disciplinary Action:

Where any misconduct is established by the committee, appropriate disciplinary action shall be taken against the accused by the authority. Disciplinary action may include actions including but not limited to written warning, withholding promotion, suspension or even dismissal.

Post implementation of the action, the secretary, HARERA, Gurugram will follow up with the complainant to ascertain whether the unlawful behaviour has in fact stopped or not, and to ensure that there is no victimization of either of the parties.

Confidentiality Action:

All information received through the investigation including the identity of the complainant, respondent, witnesses and other evidences shall be kept confidential and not published or made known to public or media. Any person (including witnesses) who breaches confidentiality shall be liable for disciplinary action.

Protection against retaliation:

Regardless of the outcome of the complaint made in good faith, the complainant lodging complaint, the accused and all the witnesses shall be protected from any form of retaliation. In order to ensure this, the complainant shall have the option to seek transfer of the perpetrator or her own transfer to other cell or if deemed appropriate by the Authority, may be granted leave for a period upto 3 months.

Any untoward pressure, retaliatory or any other type of unethical behaviour from the accused against the complainant/witnesses while investigation is in progress or later should be reported by the complainant/witnesses to the committee as soon as possible.

Complainant made with a malicious intent:

If on investigation it is revealed that the complaint was made with a malicious intent, i.e. with the intent of tarnishing someone's reputation or settle personal score, or otherwise, disciplinary action shall be taken against the complainant.

While deciding malicious intent, the committee should consider that mere inability to substantiate a complaint need not mean malicious intent. Malicious intent must be clearly established during the inquiry.

Appeal:

Any party not satisfied or further aggrieved by the implementation or non-implementation of recommendations made, may appeal to the appellate authority in accordance with The Sexual Harassment at Workplace (Prevention, Prohibition and Redressal) Act 2013 and the rules made thereunder, within 90 days of the recommendations being communicated.

Annual Report

The committee shall prepare an annual report at the end of every financial year, giving full account of the activities during the previous year to the Authority.

The authority shall further include in its annual report the number of cases filed, if any, and their disposal under this Act, in the annual report of the authority.

Third party harassment:

Where the harassment occurs as a result of an act or omission by any third party or outsider, the employee and the person in charge will take all necessary steps that are reasonable to assist the affected person in term of support or preventive action.

POSH Training:

The "prevention of sexual harassment" training would be conducted at least once a year at HARERA, Gurugram office and attendance of all employees is mandatory. The training would be conducted by the Chairperson of the I/C or any senior female employee of the Authority, having experience in social work or legal knowledge.

For new employee joining HARERA, Gurugram it is mandatory to attend the internal POSH training conducted every quarter for new-joiners.

Haryana Real Estate Regulatory Authority

Gurugram

1st April 2019

Haryana Real Estate Regulatory Authority, Gurugram prohibits any form of harassment, including sexual harassment within the Authority or in any organizational interaction. In doing so the Authority determined to promote a working environment in which women employees are treated as equal to their male counterparts.

This policy on prevention of sexual harassment at workplace shall come into effect from **1st April 2019**. The focus of this policy is to provide a conducive work environment, free from any fear or discrimination to all women employees. Further, in case where the women are the victim the Authority other than what is formulated in the below mentioned POSH Policy, shall also abide by The Sexual Harassment at Workplace (Prevention, Prohibition & Redressal) Act 2013 and Rules thereto.

Secretary

For Haryana Real Estate Regulatory Authority

SECTION-Q

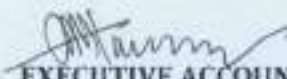
BUDGET AND ACCOUNTS

Income and Expenditure Statement

for the year 2019-2020

A/C Code	Expenditure	Current Year as on 31.03.20	Previous Year as on 31.03.19	A/C Code	Income	Current Year as on 31.03.20	Previous Year as on 31.03.19
13.	Chairpersons and Members			2.	Fee, Charges and Fine		
13.1.	Pay and Allowances	48,53,325.00	49,69,674.00	2.1.	Fee	19,98,90,905.50	35,70,76,970.96
13.2.	Other Benefits	85,219.00	7,565.00	2.2.	Charges		
13.3.	Travelling Expenses			2.3.	Fines		
13.3.1	Overseas			2.4.	Penalties		
13.3.2	Domestic	3,76,369.00	2,41,700.00				
14.	Officers			3.1.	Accounts with Govt.		
14.1.	Pay And Allowances	75,66,792.00	51,87,072.00	3.2.	Others (Specify)		
14.2.	Retirement Benefits			4.	Gifts		
14.3.	Other Benefits		2,250.00	5.	Seminars and Conferences		
14.4.	Travelling Expenses			6.	Sale of Publications		
14.4.1	Overseas			7.2.	Income on Investments	1,97,34,395.00	1,23,20,000.00
14.4.2	Domestic	2,65,848.00	93,200.00				
15.1.	Pay And Allowances	20,97,114.00	18,58,470.00	11.2.	Interest on Loan and Advances		
15.3.	Other Benefits	2,48,890.00	4,41,088.00	12	Misc. Receipts		2,630.00
15.4.1	Overseas			12.1.	Gain on Sales of Assets		
15.4.2	Domestic	3,725.00	26,945.00				

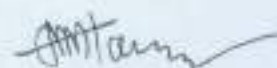
16.	Hire Of Conveyance	71,709.00	8,99,945.00		(Transferred to Capital Fund Account)		
17.	Wages	2,92,74051.00	1,48,97,177.00				
20.	Other Office Expenses						
20.1	O.O.E. (P. Oil)	8,32,271.00	9,15,796.00				
20.2	O.O.E. (Hospitality)	1,57,915.00	2,14,266.00				
20.3	O.O.E.(Stationery)	15,76,268.00	20,40,932.00				
A/c Code	Expenditure	Current Year as on 31.03.20	Previous Year as on 31.03.2019	A/c Code	Income	Current Year as on 31.03.20	Previous Year as on 31.03.2019
20.4	O.O.E.(Misc.)	11,72,932.00	9,55,458.00				
20.5	O.O.E. (Repair & Maint.)	10,74,670.00	3,80,677.00				
20.6	O.O.E. Postage Exp.	2,25,361.00	2,93,591.00				
20.7	O.O.E. Advertisement Exp.	4,31,437.00	23,59,054.81				
20.8	O.O.E. Insurance Exp.	2,38,248.00	2,87,751.00				
20.9	Rera Tribunal Chd. Exp.	95,00,000.00					
20.10	Electricity Exp.	42,087.00					
20.11	O.O.E. Telephone Exp.	90,679.00	1,37,404.00				
20.12	O.O.E. Newspaper Exp.	35,494.00	35,997.00				
20.13	Bank Charges		59.00				
20.14	O.E.E. Books/Diaries	6,46,473.00	7,57,385.00				
20.15	Legal Exp.	2,66,000.00					
22.	Consultation Expenses	13,90,444	14,24,824.00				
25	Rent	44,39,393.00					
29.	Subscription						
29.1	M.S. Office	2,83,101.00	3,93,145.00				
29.2	Manupatra	23,600.00	650.00				
29.3	Gmail/ Anti-virus	55,680.00	1,23,579.00				
29.4	Airtel DTH	11,804.00					
35.2.	Contribution (NPS)		24,255.00				
37.	Depreciation Exp.	40,55,902.00	25,74,803.00				
	Excess of income over expenditure (2019-20)	14,82,32,499.50	32,78,62,888.15				
	Total	21,96,25,300.50	36,94,07,600.96		Total	21,96,25,300.50	36,94,07,600.96


EXECUTIVE ACCOUNTS
HARERA, Gurugram

Budget For the Year 2020-21

A/c Code	RECEIPTS	AMOUNT	A/c Code	PAYMENTS	AMOUNT
	Balance Brought down (Bank)	8,31,76,231	13.1.	Pay and Allowances	45,00,000
2.1	Fees	17,00,00,000	13.2.	Other benefits	25,000
7.2.	Income on Deposits	3,88,00,000	13.3.2	Traveling Exp. To C/Man & Memb.(Dom.)	
12	Misc. Receipts	40,000	14.1	P&A to officers	75,00,000
			14.3	Other Benefits to officers	
			14.4.2	Traveling Exp. to officers (Dom.)	2,50,000
			15.1	P&A to staff	25,00,000
			15.3	Other Benefits to Staff	5,00,000
			15.4.2	Traveling Exp. to Staff (Dom.)	25,000
			17.1	Wages	2,90,00,000
			20	Other office expenses (detail attached including	1,90,00,000
			22	Exp. Of Rera Tribunal Chd.	10,00,000
				Consultation expenses	
			25	Rent and Taxes	2,00,00,000
			29	Subscription	2,50,000
			30	<u>Purchase of Fixed Assets</u>	
				Fur. & Fixture	25,00,000
				Car.	10,00,000
				Electrical Items	15,00,000
				Electronics Items	25,00,000
				Deemed Building	5,00,000
				Plant & Machinery	3,00,000
			31.1.	Investments in F.D	5,00,00,000

A/c Code	RECEIPTS	AMOUNT	A/c Code	PAYMENTS	AMOUNT
			32	Security Payables	2,10,000
			33	Suppliers	1,20,00,000
			35.2.	Contribution to NPS	10,000
				TDS Payable	10,36,136
			36	Balance carried down: (Banks)	13,59,10,095
Total		29,20,16,231		Total	29,20,16,231



EXECUTIVE ACCOUNTS
HARERA, Gurugram

Detail of other office expenses for the Year 2020-21

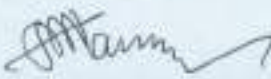
Code No.	Account Head	Budgeted Amt. for the year 2020-2021
20.01	O.O.E Petrol & Oil	6,00,000
20.02	O.O.E Hospitality	2,50,000
20.03	O.O.E Stationery	13,50,000
20.04	O.O.E Miscellaneous	18,00,000
20.05	O.O.E Repair & Maintenance	12,00,000
20.06	O.O.E Postage	2,00,000
20.07	O.O.E Advt.	2,50,000
20.08	O.O.E Insurance	2,00,000
20.09	Exp. of RERA Tribunal Chd.	1,10,00,000
20.1	O.O.E Electricity	3,00,000
20.11	O.O.E Telephone	1,50,000
20.12	O.O.E Newspaper	60,000
20.13	O.O.E Bank Charges	
20.14	O.O.E Law Books/Diary etc.	8,50,000
20.15	O.O.E Legal Fees	13,00,000
20.16	O.O.E. Interim RERA Exp.	10,00,000
	Total	2,05,10,000



EXECUTIVE ACCOUNTS
HARERA, Gurugram

Detail of Budgeted amt. & Actual amt. of office expenses for the year 2020-21.

Code No.	Account Head	Budgeted Amt. for the year 2020-2021	Actual Exp. for the year 2019-2020
20.01	O.O.E Petrol & Oil	6,00,000	6,17,875
20.02	O.O.E Hospitality	2,50,000	2,65,344
20.03	O.O.E Stationery	13,50,000	14,18,705
20.04	O.O.E Miscellaneous	18,00,000	18,57,342
20.05	O.O.E Repair & Maintenance	12,00,000	15,77,738
20.06	O.O.E Postage	2,00,000	2,03,569
20.07	O.O.E Advt.	2,50,000	2,24,570
20.08	O.O.E Insurance	2,00,000	2,01,612
20.09	Exp. of RERA Tribunal Chd.	1,10,00,000	73,00,000
20.1	O.O.E Electricity	3,00,000	2,43,772
20.11	O.O.E Telephone	1,50,000	1,29,591
20.12	O.O.E Newspaper	60,000	49,040
20.13	O.O.E Bank Charges		147.50
20.14	O.O.E Law Books/Diary etc.	8,50,000	8,43,610
20.15	O.O.E Legal Fees	13,00,000	12,80,500
20.16	O.O.E. Interim RERA Exp.	10,00,000	10,00,000
	Total	2,05,10,000	1,72,13,416


EXECUTIVE ACCOUNTS
HARERA, Gurugram

SECTION - F

STATEMENT ON DIRECTION OF THE AUTHORITY AND THE PENALTY IMPOSED FOR CONTRAVENTIONS OF THE ACT AND THE RULES AND RDEGULATION MADE THEREUNDER AND STATEMENT ON INTEREST AND COMPENSATION ORDERED BY THE ADJUDICATING OFFICER

Sl. No.	Name of the Promoter	Detail of the directions issued by the Authority / Adjudicating Officer	Penalty / interest/ Compensations imposed	Whether paid
1	2	3	4	5
1	Emaar MGF Land Ltd.	Penalty of Revocation	10,50,000.00	Paid on 20.09.2019
2	E Land Ltd.	Penalty of Revocation	10,00,000.00	Paid on 23.09.2019
3	BPTP Ltd.	Penalty fees of Extention	10,00,000.00	Paid on 24.10.2019
		Total	30,50,000.00	

Sl. No.	Name of the Allottee	Detail of the directions issued by the Authority / Adjudicating Officer	Penalty / interest/ Compensations imposed	Whether paid
1	Sh. A. J. Kumar Chawala and Others Vs Parsynath Hessa Dev. P. Ltd (CR/5544/2019)	Adjudicating Officer Penalty	2,000.00	Paid on 25.02.2020
		Total	2,000.00	

SECTION-R

INTERNATIONAL COOPERATION

There were international engagements during the year.

SECTION-S

CAPACITY BUILDING

Advertisement through social media: The social media cell of the authority is proactive on all social media platforms like twitter, facebook, youtube and various other mediums to raise public awareness in relation to Real Estate (Regulation and Development) Act, 2016 & functions/mandates/accomplishments of the authority. Various videos have been recorded on relevant topics to make the public aware of the various provisions of the Real Estate (Regulation and Development) Act, 2016, Haryana Real Estate (Regulation and Development) Rules, 2017 and posted on social media for the information of general public.

SECTION-T

ONGOING PROGRAMMES

A brief narrative of ongoing programs that are being organized in the premises as well as offsite focussing especially on consumer awareness, easy access to the website, information-oriented workshops and seminars to bring in clarity and harmony between the consumers, promoters and the authority for better working of the RERA Act of 2016 is provided

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

SECTION-U

RIGHT TO INFORMATION

The Right to Information Act, 2005 provides for setting out the practical regime of right to information for citizens to secure access to information under the control of public authorities, in order to promote transparency and accountability in the working of every public authority. The spirit of the Act is to bring transparency in the real estate sector.

Sec 4 (1)(b) of the RTI Act, 2005 provides as under:

**4 (1) Every public authority shall:*

b) publish within one hundred and twenty days from the enactment of this Act,—

(i) the particulars of its organisation, functions and duties;

(ii) the powers and duties of its officers and employees;

(iii) the procedure followed in the decision making process, including channels of supervision and accountability;

(iv) the norms set by it for the discharge of its functions;

(v) the rules, regulations, instructions, manuals and records, held by it or under its control or used by its employees for discharging its functions;

(vi) a statement of the categories of documents that are held by it or under its control;

(vii) the particulars of any arrangement that exists for consultation with, or representation by, the members of the public in relation to the formulation of its policy or implementation thereof;

(viii) a statement of the boards, councils, committees and other bodies consisting of two or more persons constituted as its part or for the purpose of its advice, and as to whether meetings of those boards, councils, committees and other bodies are open to the public, or the minutes of such meetings are accessible for public;

(ix) a directory of its officers and employees;

(x) the monthly remuneration received by each of its officers and employees, including the system of compensation as provided in its regulations;

(xi) the budget allocated to each of its agency, indicating the particulars of all plans, proposed expenditures and reports on disbursements made;

(xii) the manner of execution of subsidy programmes, including the amounts allocated and the details of beneficiaries of such programmes;

(xiii) particulars of recipients of concessions, permits or authorisations granted by it;

(xiv) details in respect of the information, available to or held by it, reduced in an electronic form;

(xv) the particulars of facilities available to citizens for obtaining information, including the working hours of a library or reading room, if maintained for public use;

(xvi) the names, designations and other particulars of the Public Information Officers;

(xvii) such other information as may be prescribed; and thereafter update these publications every year;....."

Taking a cognizance of the spirit, HARERA, Gurugram has made available online all the RTI queries received and responded to, by the Public Information Officer.

DETAILS OF CASES UNDER RTI ACT, 2005 FOR F.Y. 2018-19

Sl. No.	Description/Particulars	Numbers
1	Number of complaints received by the State Public Information Officer under the RTI Act	288
2	Number of Application for which information has been provided by the State Public Information Officer	267
3	Number of applications pending with the State Public Information Officer	21 (Pending due to lockdown)
4	Number of Appeals filed before the 1 st Appellate Authority against the orders of State Public Information Officer	33
5	Number of Appeals which have been disposed of by 1 st Appellate Authority	26
6	Number of Appeals pending with the 1 st Appellate Authority	7 (Pending due to lockdown)

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

ANNEXURE A

LIST OF REGISTERED REAL ESTATE PROJECTS UNDER THE HARYANA REAL ESTATE REGULATORY AUTHORITY

1ST APRIL 2019- 31ST March 2020

1	GGM/321/53/2019/15 Dated 01.04.2019	GGM/321/53/2019/15	Mahira Homes 103	5.40347 Acres	AGHP	Gurgaon (Sector 103)	Mahira Buildtech Pvt. Ltd.	28.02.2023
2	GGM/322/54/2019/16 Dated 01.04.2019	GGM/322/54/2019/16	Ansols Highland Park	11.7 Acres	GH	Gurgaon (Sector 103)	Identity Buildtech Pvt. Ltd.	30.11.2021
3	GGM/323/55/2019/17 Dated 01.04.2019	GGM/323/55/2019/17	Santur Aspica	2.5625 Acres	GH	Gurgaon (Sector 3)	Santur Realtors Pvt. Ltd.	31.05.2021
4	GGM/324/56/2019/18 Dated 01.04.2019	GGM/324/56/2019/18	Tulip Purple Phase 2	5.8375 Acres	GH	Gurgaon (Sector 69 & 70)	Tulip InfraTech Pvt. Ltd.	30.12.2023
5	GGM/325/57/2019/19 Dated 01.04.2019	GGM/325/57/2019/19	Elevate Phase I	5.95 Acres	GH	Gurgaon (Sector 59)	Heritage Max Realtech Pvt. Ltd.	31.12.2024
6	GGM/326/58/2019/20 Dated 26.03.2019	GGM/326/58/2019/20	Mva Athens	20941 sqmtrs	AGHP	Sohna (Sector 5)	Mva Infrastructure Pvt. Ltd.	28.02.2021
7	GGM/327/59/2019/21 Dated 01.04.2019	GGM/327/59/2019/21	Zara Aavaas 2	1.05125 Acres	AGHP	Gurgaon (Sector 104)	Perfect Buildwell Pvt. Ltd.	15.08.2022
8	GGM/328/60/2019/22 Dated 26.03.2019	GGM/328/60/2019/22	Splendor Iptome	3.35 Acres	CC	Gurgaon (Sector 62)	Splendor Landbase Ltd.	31.12.2023
9	GGM/329/61/2019/23 Dated 01.05.2019	GGM/329/61/2019/23	The Leaf	11.093 Acres	GH	Gurgaon (Sector 85)	Ss Group Pvt. Ltd.	31.12.2019
10	GGM/330/62/2019/24 Dated 13.05.2019	GGM/330/62/2019/24	Oze Apartments	5.025 Acres	AGHP	Gurgaon (Sector 112)	Pareena Builders & Promoters Pvt. Ltd.	31.03.2024
11	GGM/331/63/2019/25 Dated 13.05.2019	GGM/331/63/2019/25	Pyramid Heights	5.025 Acres	AGHP	Gurgaon (Sector 85)	Pyramid InfraTech Pvt. Ltd.	09.12.2023

12	GGM/332/64/2019/26 Dated 24.05.2019	GGM/332/64/2019/26	Pyramid Pride	5 Acres	AGHP	Gurugram (Sector 76)	Pyramid InfraTech Pvt. Ltd.	31.12.2019
13	GGM/333/65/2019/27 Dated 24.05.2019	GGM/333/65/2019/27	M3m Prive- 73	1.625 Acres	CC	Gurugram (Sector 73)	Lavish Buildmart Pvt. Ltd.	29.08.2024
14	GGM/334/66/2019/28 Dated 13.05.2019	GGM/334/66/2019/28	The Balcony	5 Acres	AGHP	Gurugram (Sector 93)	Pyramid Propromote Pvt. Ltd.	03.01.2024
15	GGM/335/67/2019/29 Dated 24.05.2019	GGM/335/67/2019/29	Joyville Gurugram Phase III	1 Acres	GH	Gurugram (Sector 102)	Joyville Shapoorji Housing Pvt. Ltd.	30.04.2024
16	GGM/336/68/2019/30 Dated 24.05.2019	GGM/336/68/2019/30	Joyville Gurugram Phase IV	1 Acres	GH	Gurugram (Sector 102)	Joyville Shapoorji Housing Pvt. Ltd.	31.12.2024
17	GGM/337/69/2019/31 Dated 24.05.2019	GGM/337/69/2019/31	Emaar Dig Homes	5.64 Acres	GH	Gurugram (Sector 62)	Emaar Mgf Land Ltd.	31.03.2024
18	GGM/338/70/2019/32 Dated 27.05.2019	GGM/338/70/2019/32	Rof Amaltas	5.0125 Acres *	AGHP	Gurugram (Sector 92)	Nani Resorts and Floriculture Pvt. Ltd.	27.02.2024
19	GGM/339/71/2019/33 Dated 27.05.2019	GGM/339/71/2019/33	Rof Aalayas Phase II	4.1125 Acres	AGHP	Gurugram (Sector 102)	Nani Resorts and Floriculture Pvt. Ltd.	4 yrs from date of EC
20	GGM/340/72/2019/34 Dated 27.05.2019	GGM/340/72/2019/34	Sobha City Phase IV	2.6778 Acres	AGHP	Gurugram (Sector 108)	Sobha Ltd.	31.12.2024
21	GGM/341/73/2019/35 Dated 18.06.2019	GGM/341/73/2019/35	M3m Urthana	1.81275 Acres	CC	Gurugram (Sector 67)	M3m India Pvt. Ltd. & Martal Buildcom Pvt. Ltd.	31.12.2021
22	GGM/342/74/2019/36 Dated 05.07.2019	GGM/342/74/2019/36	Ss High Point	1.80625 Acres	CC	Gurugram (Sector 86)	Ss Group Pvt. Ltd.	31.12.2023
23	GGM/343/75/2019/37 Dated 08.07.2019	GGM/343/75/2019/37	The Millennia 2	5.4875 Acres	AGHP	Gurugram (Sector 37D)	Sarvpriya Securities Pvt. Ltd.	29.02.2024
24	GGM/344/76/2019/38 Dated 08.07.2019	GGM/344/76/2019/38	Ekam	15 Acres	DDIAY	Sohna (Sector 5)	Regional Construction Pvt. Ltd.	08.03.2025
25	GGM/345/77/2019/39 Dated 06.09.2019	GGM/345/77/2019/39	Joyville Gurugram Phase V	8.85 Acres	GH	Gurugram (Sector 102)	Joyville Shapoorji Housing Pvt. Ltd.	31.12.2024
26	GGM/346/78/2019/40 Dated 08.07.2019	GGM/346/78/2019/40	Our Homes	10.144 Acres	AGHP	Gurugram (Sector 37C)	Apex Buildwell Pvt. Ltd.	01.12.2019
27	GGM/347/79/2019/41 Dated 30.07.2019	GGM/347/79/2019/41	Park Street	2.85 Acres	CC	Gurugram (Sector 85)	Ks Propmart Pvt. Ltd.	31.12.2021
28	GGM/348/80/2019/42 Dated 19.07.2019	GGM/348/80/2019/42	Spring Valley	9.0625 Acres	DDIAY	Sohna (Sector 35)	Vibhor Home Developers Pvt. Ltd.	24.02.2024
29	GGM/349/81/2019/43 Dated 01.08.2019	GGM/349/81/2019/43	Signature Global Park II	11.0625 Acres	DDIAY	Gurugram (Sector 36)	Signature Global Homes Pvt. Ltd.	30.06.2021

30	GGM/350/82/2019/44 Dated 01.08.2019	GGM/350/82/2019/44	Signature Global Park III	6.29375 Acres	DDIAY	Gurugram (Sector 36)	Signature Global Homes Pvt. Ltd.	31.12.2024
31	GGM/351/83/2019/45 Dated 30.08.2019	GGM/351/83/2019/45	Green Valley	12.41875 Acres	DDIAY	Sohna (Sector 35)	Lion Infra Developers Up	19.02.2024
32	GGM/352/84/2019/46 Dated 25.09.2019	GGM/352/84/2019/46	The Elite Residences / Express Heights	4.741 Acres	GH	Gurugram (Sector 99)	Pareena Infrastructures Pvt. Ltd.	31.07.2029
33	GGM/353/85/2019/47 Dated 04.09.2019	GGM/353/85/2019/47	Versalia Zone A 2	32.262 Acres	PC	Gurugram (Sector 67A)	Ansul Properties And Infrastructure Ltd.	31.03.2023
34	GGM/354/86/2019/48 Dated 04.09.2019	GGM/354/86/2019/48	Versalia Zone B 1	16.99 Acres	PC	Gurugram (Sector 67A)	Ansul Properties And Infrastructure Ltd.	31.03.2023
35	GGM/355/87/2019/49 Dated 04.09.2019	GGM/355/87/2019/49	Versalia Zone B 2	34.175 Acres	PC	Gurugram (Sector 67A)	Ansul Properties and Infrastructure Ltd.	31.03.2023
36	GGM/356/88/2019/50 Dated 04.09.2019	GGM/356/88/2019/50	Versalia Zone A 1	6 Acres	PC	Gurugram (Sector 67A)	Ansul Properties and Infrastructure Ltd.	31.03.2023
37	GGM/357/89/2019/51 Dated 11.09.2019	GGM/357/89/2019/51	Orchard Avenue 2	5 Acres	AGHP	Gurugram (Sector 93)	Signature Global Pvt. Ltd.	30.09.2024
38	GGM/358/90/2019/52 Dated 20.09.2019	GGM/358/90/2019/52	Ultima Phase II	11.343 Acres	GH	Gurugram (Sector 81)	DIF Limited	30.11.2020
39	GGM/359/91/2019/53 Dated 30.09.2019	GGM/359/91/2019/53	114 Avenue	2.968 Acres	CC	Gurugram (Sector 114)	VSR Infratech Pvt. Ltd.	31.12.2019
40	GGM/360/92/2019/54 Dated 03.10.2019	GGM/360/92/2019/54	Heartbeat Phase-6		GH	Gurugram (Sector 106)	Experion Developers Pvt. Ltd.	13.05.2020
41	GGM/361/93/2019/55 Dated 01.10.2019	GGM/361/93/2019/55	Saan Verdante	3.77 Acres	GH	Gurugram (Sector 95)	Saan Procon Pvt. Ltd.	30.11.2022
42	GGM/362/94/2019/56 Dated 01.10.2019	GGM/362/94/2019/56	Emerald Classic	1.6434 Acres	GH	Gurugram (Sector 65)	Emar Mgf Land Limited	31.12.2022
43	GGM/363/95/2019/57 Dated 03.10.2019	GGM/363/95/2019/57	Ashiana Amel Plaza Phase I	0.34 Acres	GH	Sohna (Sector 33)	Ashiana Housing Limited	31.10.2019
44	GGM/364/96/2019/58 Dated 24.09.2019	GGM/364/96/2019/58	Maar One	14.843 Acres	GH	Gurugram (Sector 111)	Rashish Developers Ltd	31.12.2021
45	GGM/365/97/2019/59 Dated 15.10.2019	GGM/365/97/2019/59	M3M 113 Market	8.526 Acres	CPC	Gurugram (Sector 113)	Lekh Buildwell Pvt. Ltd.	31.10.2021
46	GGM/366/98/2019/60 Dated 15.10.2019	GGM/366/98/2019/60	M3M 84 Market	5.941 Acres	CPC	Gurugram (Sector 84)	M3M India Pvt. Ltd.	31.10.2021
47	GGM/367/99/2019/61 Dated 25.11.2019	GGM/367/99/2019/61	Landmark	8.3125 Acres	CC	Gurugram (Sector 67)	Landmark Apartments Pvt. Ltd.	26.12.2019

48	GGM/368/100/2019/62 Dated 14.10.2019	GGM/368/100/2019/62	Cosmos Express 99 / Cascade Garden	5.468 Acres	GH	Gurgaon (Sector 99)	Cosmos Infra Engineering India Pvt Ltd	30.09.2021
49	GGM/369/101/2019/63 Dated 22.10.2019	GGM/369/101/2019/63	The Peaceful Homes	4.75 Acres	GH	Gurgaon (Sector 70A)	Haamid Real Estate Pvt. Ltd.	31.12.2019
50	GGM/370/102/2019/64 Dated 07.11.2019	GGM/370/102/2019/64	Canary Greens	10.8185 Acres	GH	Gurgaon (Sector 73)	Today Homes and Infrastructure Pvt. Ltd	31.07.2021
51	GGM/371/103/2019/65 Dated 06.11.2019	GGM/371/103/2019/65	Krish World	59.30 Acres	AGH	Gurgaon (Sector 62, 65)	Krish Realestate Pvt. Ltd.	24.12.2022
52	GGM/372/104/2019/66 Dated 31.10.2019	GGM/372/104/2019/66	Raheja Market Sector-83 Raheja Market Sector-84	3.8125 Acres	CPC	Gurgaon (Sector 83 & 84)	Raheja Developers Ltd.	31.09.2024
53	GGM/373/105/2019/67 Dated 06.11.2019	GGM/373/105/2019/67	Westeries phase-3	10.04625 Acres	PC	Gurgaon (Sector 108)	Experion developers Pvt. Ltd.	30.07.2020
54	GGM/374/106/2019/68 Dated 14.11.2019	GGM/374/106/2019/68	Signature global - Prime	5 acres	AGH	Gurgaon (Sector 63)	Signature Global India Pvt. Ltd.	30.10.2023
55	GGM/375/107/2019/69 Dated 14.11.2019	GGM/375/107/2019/69	Signature global - Aspire	5 acres	AGH	Gurgaon (Sector 95)	Signature Global India Pvt. Ltd.	30.10.2023
56	GGM/376/108/2019/70 Dated 14.11.2019	GGM/376/108/2019/70	Tulip Yellow	7.4583 acres	GH	Gurgaon (Sector 69)	Tulip Infotech Pvt. Ltd.	31.12.2027
57	GGM/377/109/2019/71 dated 25.12.2019	GGM/377/109/2019/71	Lotus Elise	3.110	GH	Sector-99	Lotus Realestate Pvt. Ltd.	30.10.2021
58	GGM/378/110/2019/72 dated 00.11.2019	GGM/378/110/2019/72	Ultimus	5.000	AGH	Sector- 98	BD developers Pvt Ltd.	01.01.2024
59	GGM/379/111/2019/73 dated 23.12.2019	GGM/379/111/2019/73	Bella Vista	13.200	GH	Sector 48	Bella Vista- Central Park Resorts	31.08.2024
60	GGM/380/112/2019/74 dated 09.12.2019	GGM/380/112/2019/74	bestech 92 Market Place	5.713	Commercial enclave	Sector 92 Wazirpur	Bestech India pvt. Ltd.	31.03.2025
61	GGM/381/113/2019/75 dated 09.12.2019	GGM/381/113/2019/75	ROF alante	5.000	AGH	Sector- 100	Nani resort & floriculture Pvt.Ltd	04.03.2024
62	GGM/382/114/2019/76 dated 24.12.2019	GGM/382/114/2019/76	Palm Hills (Palm Select)	3.290	GH	Sector 77	Emar MGF Land Ltd.	30.08.2021
63	GGM/383/115/2019/77 dated 31.12.2019	GGM/383/115/2019/77	Proxima-1	5.000	AGH	Sector 89	Signature Global India Pvt. Ltd.	31.12.2023
64	GGM/384/116/2019/78 dated 23.12.2019	GGM/384/116/2019/78	Suncity Avenue 76	10.000	AGH	Sector-76, Kheri Daula	Suncity projects pvt. Ltd.	30.09.2024

Sr. No.	Registration No.	Registration Certificate No.	Project Details	Area	Nature	Location	Builder Names	Valid Upto
65	GGM/385/117/2020/01 dated 01.01.2020	GGM/385/117/2020/01	Corona Greens	12.112685	DDJAY	Sector 5, Sohna	Rambha Construction Pvt. Ltd.	04.09.2024
66	GGM/386/118/2020/02 dated 06.01.2020	GGM/386/118/2020/02	Proxima-2	4.7312569	AGH	Sector 89	Signature Infrabuild Pvt. Ltd.	31.12.2023
67	GGM/387/119/2020/03 dated 27.01.2020	GGM/387/119/2020/03	Emerald Nuevo	1.34470	Resid. Floors	Sector 62 & 65	Emaar MGF Land Ltd.	31.12.2022
68	GGM/388/120/2020/04 dated 20.01.2020	GGM/388/120/2020/04	Mahira Homes- 63 A	4.9871	AGH	Sector 63A, Behrangpur	CZAR Buildwell Pvt.Ltd.	19.01.2024
69	GGM/389/121/2020/05 dated 20.01.2020	GGM/389/121/2020/05	Aravali Homes	3.3937725	AGH	Sector 4, Sohna	GLS Infratech Pvt.Ltd.	07.03.2024
70	GGM/390/122/2020/06 dated 27.01.2020	GGM/390/122/2020/06	Birla navya Phase-1 (Amoda 1 & 2)	3.7973	Residential Floors	Sector 63A	Avarna Projects LLP	30.06.2024
71	GGM/391/123/2020/07 dated 27.01.2020	GGM/391/123/2020/07	Birla navya Phase-2 (Drisha 1A)	1.11974	Residential Floors	Sector 63A	Avarna Projects LLP	30.06.2024
72	GGM/392/124/2020/08 dated 10.02.2020	GGM/392/124/2020/08	Neo Centre	2.3812575	Commercial	Sector 103	Ocimum Estates Pvt. Ltd.	31.12.2024
73	GGM/393/125/2020/09 dated 10.02.2020	GGM/393/125/2020/09	Godrej Meridian-III	5.0676	GH	Sector 106	Godrej Real View Developers Pvt.Ltd.	30.09.2025
74	GGM/394/126/2020/10 dated 14.03.2020	GGM/394/126/2020/10	Pyramids Alta	5.562577	AGH	Sector-70	Pyramid Dream Homes LLP.	30.09.2024

ANNEXURE B

LIST OF REGISTERED REAL ESTATE AGENTS UNDER THE HARYANA REAL ESTATE REGULATORY AUTHORITY

S.no	New Registration No	Name of the Agent	Address of the Agent	Registration fees paid	Registration No	Date of issue of Registration Certificate	Date which registration Certificate expires	Date and period of renewal of registration certificate
1.	GGM/1002/2019/111	Chirag Estate	A-14/6, DLF City Phase-1, Golf course road, Gurugram, Haryana 122002	2,25,000/-	111 of 2019	01-Apr-2019	31-Mar-2024	NA
2.	GGM/1004/2019/113	Ajeet Goyal	Shop no 23, BPTP Princess Park, Sector 86, Bhundena Village, Faridabad, Gurugram, Haryana	25,000/-	113 of 2019	01-Apr-2019	31-Mar-2024	NA
3.	GGM/1013/2019/122	Thyabode Pvt. Ltd.	ICM 46, 1 st Floor, DLF Phase-2, Gurugram, Haryana	2,50,000/-	122 of 2019	10-May-2019	09-May-2024	NA
4.	GGM/1014/2019/123	Ajit Nagar	F-35, First Floor, Eldeco Shopping Mall, Sector-12, Faridabad-122007, Haryana	25,000/-	123 of 2019	01-Apr-2019	31-Mar-2024	NA
5.	GGM/1015/2019/124	Ram Mehto	402 (B), Vatika Professional Point, Sector-66, Gurugram, Haryana	25,000/-	124 of 2019	01-Apr-2019	31-Mar-2024	NA
6.	GGM/1016/2019/125	Dinesh Verma	UG 44B, UGF, Raheja Mall, Sohna Road, Gurugram	25,000/-	125 of 2019	01-Apr-2019	31-Mar-2024	NA
7.	GGM/1017/2019/126	Jitender Dawar	Plot no 505, Sector-46, Faridabad, Haryana - 121001	25,000/-	126 of 2019	01-Apr-2019	31-Mar-2024	NA
8.	GGM/1018/2019/127	Vikas Wason	411, Vipul Trade Centre, Sector - 48, Sohna Road, Gurugram-	25,000/-	127 of 2019	01-Apr-2019	31-Mar-2024	NA

			122018, Haryana					
9.	GGM/1019/20 19/128	Divyansh u Devgan Sharma	EPS-FF-49, First Floor, Emerald Plaza, Sector-65, Gurugram, Haryana	25,000/-	128 of 2019	01-Apr- 2019	31-Mar- 2024	NA
10.	GGM/1020/20 19/129	Arshdeep Singh	Shop no. 2A, First Floor, The Caladium, Sector-109, Gurugram, Haryana	25,000/-	129 of 2019	01-Apr- 2019	31-Mar- 2024	NA
11.	GGM/1021/20 19/130	Anil Kumar Arora	331, Block-A, Sainik Colony, Sector-49, Faridabad, Haryana-121001	25,000/-	130 of 2019	01-Apr- 2019	31-Mar- 2024	NA
12.	GGM/1022/20 19/131	Kuldeep Jahhar	Shop no 4, UGF, Abhay Singh Market, Mehroli- Gurugram Road, Sukhrali, Gurugram, Haryana	25,000/-	131 of 2019	01-Apr- 2019	31-Mar- 2024	NA
13.	GGM/1023/20 19/132	Rajesh Kumar Mishra	Office- K-7/26, LGF, DLF Phase- II, Gurugram, Haryana 122008	25,000/-	132 of 2019	01-Apr- 2019	31-Mar- 2024	NA
14.	GGM/1024/20 19/133	Tilak Raj Chopra	Shop no 13, Sector-106, Jahajgarh, (Opp. ATS Kocoon), Gurugram, Haryana	25,000/-	133 of 2019	01-Apr- 2019	31-Mar- 2024	NA
15.	GGM/1025/20 19/134	Mahipal Singh Gahlawat	SCO-102, Huda Shopping Center, Sector-55, Gurugram, Haryana-122011	25,000/-	134 of 2019	17-Apr- 2019	16-Apr- 2024	NA
16.	GGM/1026/20 19/135	Devender Yadav	Shop no 1, Park View City, Sector-48, Gurugram, Haryana-122103	25,000/-	135 of 2019	17-Apr- 2019	16-Apr- 2024	NA
17.	GGM/1027/20 19/136	Yogendra Pal Singhi	Shop no. UG- 28, valley view estate, Gwal Pahari, Gurugram	25,000/-	136 of 2019	17-Apr- 2019	16-Apr- 2024	NA
18.	GGM/1028/20 19/137	Bhupendr a singh Bisht	816, 8 th floor, vipul business park, sohna road, sector-48 Gurugram, Haryana-122018	25,000/-	137 of 2019	17-Apr- 2019	16-Apr- 2024	NA
19.	GGM/1029/20 19/138	Amit kanojia	Shop no. 21, Bestech park view Ananda, sector-81, Gurugram, Haryana	25,000/-	138 of 2019	17-Apr- 2019	16-Apr- 2024	NA
20.	GGM/1030/20 19/139	Tarun chugh	Unit number 610, Tower C, Unitech business zone, sector-50, Gurugram	25,000/-	139 of 2019	17-Apr- 2019	16-Apr- 2024	NA

21.	GGM/1031/20 19/140	Shoptery consultan ts pvt. Ltd.	H.no-1, floor-2 nd , block- F-14, model town phase-2, New delhi-110009	2,50,000/-	140 of 2019	17-Apr- 2019	16-Apr- 2024	NA
22.	GGM/1032/20 19/141	Raj kumar Khanna	Shop no- 2, vedanata commercial, sector-108, Gurugram, Haryana-122001	25,000/-	141 of 2019	17-Apr- 2019	16-Apr- 2024	NA
23.	GGM/1033/20 19/142	Sanjeev kumar	Shop no-14, sector- 21, C, Marble market, Faridabad, Haryana	25,000/-	142 of 2019	17-Apr- 2019	16-Apr- 2024	NA
24.	GGM/1034/20 19/143	Address of Choice Realty Pvt. Ltd.	E-203 UG, Sushant Arcade, Sushant Lok-1, Gurugram	2,50,000/-	143 of 2019	10-May- 2019	09-May- 2024	NA
25.	GGM/1035/20 19/144	Rajiv Chopra	Shop# DGS 13, The Emporium, Diplomatic Greens, Sector- 111, Gurugram	25,000/-	144 of 2019	19-Apr- 2019	18-Apr- 2024	NA
26.	GGM/1036/20 19/145	Waseem Ahmad	Shop No. F-21, Signam 107, Commerical Complex, Gurugram, Haryana-122505	25,000/-	145 of 2019	19-Apr- 2019	18-Apr- 2024	NA
27.	GGM/1037/20 19/146	Abhishek Sharma	JMD Megapolis,923- 924, Gurugram	25,000/-	146 of 2019	19-Apr- 2019	18-Apr- 2024	NA
28.	GGM/1038/20 19/147	Rakesh Kumar Aggarwal	Shop No.33, BPTP Park Street, Sector- 37D, Gurugram, Haryana	25,000/-	147 of 2019	19-Apr- 2019	18-Apr- 2024	NA
29.	GGM/1039/20 19/148	Naveen Kumar Verma	ShopNo.C5-104, Godrej Summit, Sector-104, Gurugram, Haryana	25,000/-	148 of 2019	19-Apr- 2019	18-Apr- 2024	NA
30.	GGM/1040/20 19/149	Rajeev Kumar	SCO No.33, Sector-15, Faridabad, Haryana	25,000/-	149 of 2019	19-Apr- 2019	18-Apr- 2024	NA
31.	GGM/1041/20 19/150	Sachin Kumar Sharma	LGF-D, 032, Sushant Shopping Arcade, Sushant Lok-I, Gurugram, Haryana-122002	25,000/-	150 of 2019	19-Apr- 2019	18-Apr- 2024	NA
32.	GGM/1042/20 19/151	Navneet kaur	Shop No.2, Property No-U- 205, New Palam Vihar, Phase-2, Gurugram, Haryana	25,000/-	151 of 2019	19-Apr- 2019	18-Apr- 2024	NA
33.	GGM/1043/20 19/152	Pawan Kumar Sarpal	FF-131, Star Mail, Sector-30, Gurugram, Haryana-122001	25,000/-	152 of 2019	04-May- 2019	03-May- 2024	NA
34.	GGM/1044/20	Sagar	SCO 240, 2 nd	25,000/-	153 of 2019	04-May-	03-May-	NA

	19/153	Kalra	Floor, Huda Market, Sector-46, Gurugram, Haryana-122001			2019	2024	
35.	GGM/1045/2019/154	Rakesh Kumar Gupta	Shop #A-14, Ground Floor, Palam Vyapar Kendra, Palam Vihar, Gurugram-122017	25,000/-	154 of 2019	04-May-2019	03-May-2024	NA
36.	GGM/1046/2019/155	Kamal Jeet Singh	Shop# 1, Ground Floor, Edmonton Mall, Hotel Bristol, MG Road, Gurugram, Haryana-122002	25,000/-	155 of 2019	04-May-2019	03-May-2024	NA
37.	GGM/1047/2019/156	Ashwani Bhatta	Shop no-1 Paras Dews Sector-106 Dwarka Expressway Near Doulatabad Chowk Gurugram-122006	25,000/-	156 of 2019	04-May-2019	03-May-2024	NA
38.	GGM/1048/2019/157	Curvinder Singh	Shop No. T-080, Ansal Huh 83, Sector-83, Gurugram, Haryana-122004	25,000/-	157 of 2019	04-May-2019	03-May-2024	NA
39.	GGM/1049/2019/158	KRC Real Estate Pvt. Ltd.	D-203, Upper Ground Floor, Sushant Shopping Arcade Gurugram, Haryana	2,50,000/-	158 of 2019	04-May-2019	03-May-2024	NA
40.	GGM/1050/2019/159	Amit Vats	Shop No-3, Plot No. A143, Phase 2, New Palam Vihar, 40 feet Road, Gurugram, Haryana	25,000/-	159 of 2019	04-May-2019	03-May-2024	NA
41.	GGM/1051/2019/160	Mohit Kanwar	Office Space-G-1, Ground Floor, Picasso Center, Golf Course Extension Road, Sector-61, Gurugram Haryana-122001	25,000/-	160 of 2019	04-May-2019	03-May-2024	NA
42.	GGM/1052/2019/161	PHFL Home Loans and Services Limited	SCO No. 391, Sector-29, Urban Estate, Near IFFCO Chowk Metro Station, Gurugram, Haryana-122001	2,50,000/-	161 of 2019	04-May-2019	03-May-2024	NA
43.	GGM/1053/2019/162	Anu Kaur	911A, Tower-B4, Spaze I Tech Park, Sector- 49, Sohna Road, Gurugram, Haryana-122001	25,000/-	162 of 2019	04-May-2019	03-May-2024	NA
44.	GGM/1054/2019/163	Kaveri	Shop no. 98, 1 st Floor, Laxman Vihar, Near Sec 4/5, Red Light	25,000/-	163 of 2019	04-May-2019	03-May-2024	NA

			Railway Road, Gurugram, Haryana - 122001					
45.	GGM/1055/20 19/164	Umesh Verma	First Avenue Real Estate Private Limited 1407, Palm Square, Sector- 66, Gurugram	25,000/-	164 of 2019	04-May- 2019	03-May- 2024	NA
46.	GGM/1056/20 19/165	Sandeep Saini	Shop No.-DGS- 17, The Emporium Diplomatic Greens, Sector- 111, Gurugram, Haryana	25,000/-	165 of 2019	15-May- 2019	14-May- 2024	NA
47.	GGM/1057/20 19/166	Yogesh Gupta	R3/107, M3M Urbana, Sector- 67, Golf course Extension Road, Gurugram, Haryana	25,000/-	166 of 2019	15-May- 2019	14-May- 2024	NA
48.	GGM/1058/20 19/167	Pradeep Rana	Investors Iglon, Shop No.75, Sector-23A, Market, Gurugram, Haryana-122017	25,000/-	167 of 2019	15-May- 2019	14-May- 2024	NA
49.	GGM/1059/20 19/168	Sahil Suneja	5 Palm Court Commerical Complex Third Floor, Sector- 16, Gurugram, Haryana-122001	25,000/-	168 of 2019	15-May- 2019	14-May- 2024	NA
50.	GGM/1060/20 19/169	Bhupend er Singh Ghuman	Office Space No. III-07A, Ansal Vyapar Kendra, Ansal Palam Vihar, Gurugram, Haryana-122002	25,000/-	169 of 2019	15-May- 2019	14-May- 2024	NA
51.	GGM/1061/20 19/170	Rajeev Kumar Singh	T-25, Pocket-D, Baani Square, Sector-50, Gurugram, Haryana-122018	25,000/-	170 of 2019	04-Jun- 2019	03-Jun- 2024	NA
52.	GGM/1062/20 19/171	Harnit Singh Khurana	Shop No.2, First Floor, The Caladium, Sector-109, Gurugram, Haryana	25,000/-	171 of 2019	04-Jun- 2019	03-Jun- 2024	NA
53.	GGM/1063/20 19/172	Gagan Preet Singh	SCO No.397, Sector-29, IFFCO Chowk, Metro Station, Gurugram, Haryana-122009	25,000/-	172 of 2019	04-Jun- 2019	03-Jun- 2024	NA
54.	GGM/1064/20 19/173	Sammeer Ajmani	Wework Bluezone Square, 246, Phase IV, Udyog Vihar, Gurugram, Haryana-122016	25,000/-	173 of 2019	04-Jun- 2019	03-Jun- 2024	NA
55.	GGM/1065/20 19/174	Nikhil Kalra	9th Floor, Vatika Triangle, Sushant	25,000/-	174 of 2019	04-Jun- 2019	03-Jun- 2024	NA

			Lok 1, BLK A, Mehrauli Gurugram Road, Haryana-122002					
56.	GGM/1066/20 19/175	Saket Kumar	Unit No. 303, Welldone Tech Park, Sector-48, Sohna Road, Gurugram, Haryana-122002	25,000/-	175 of 2019	04-Jun- 2019	03-Jun- 2024	NA
57.	GGM/1067/20 19/176	Parmod Kumar	SF-37, Omaxe Celebration Mall, Sohna Road, Gurugram	25,000/-	176 of 2019	04-Jun- 2019	03-Jun- 2024	NA
58.	GGM/1068/20 19/177	Dheeraj Sharma	Shop No. U15, Krishna Palace, Near Sohna Chowk, Gurugram, Haryana-122001	25,000/-	177 of 2019	04-Jun- 2019	03-Jun- 2024	NA
59.	GGM/1069/20 19/178	Ahmad Hammad Yasir	Unit No.215-B, Second Floor, Unitech Arcadia, South City-II, Sector-49, Gurugram, Haryana-122018	25,000/-	178 of 2019	04-Jun- 2019	03-Jun- 2024	NA
60.	GGM/1070/20 19/179	Babita Bamal	E-204UG, Sushant Shopping Arcade, Sushant Lok I, Gurugram, Haryana-122003	25,000/-	179 of 2019	04-Jun- 2019	03-Jun- 2024	NA
61.	GGM/1071/20 19/180	Sanjeev Kumar	U-213, Phase-2, New Palam Vihar, Near Chintal Commerical, Sector -106, Dwarka Expressway, Gurugram, Haryana	25,000/-	180 of 2019	04-Jun- 2019	03-Jun- 2024	NA
62.	GGM/1072/20 19/181	Anil Kumar	SF-04, 2 nd Floor, Ninex City Mart, Sector - 49, Gurugram, Haryana-122003	25,000/-	181 of 2019	04-Jun- 2019	03-Jun- 2024	NA
63.	GGM/1073/20 19/182	Sachin Kumar	Unit No. 410, 4 th Floor, M3M Cosmopolitan Sector-66, Gurugram, Haryana-122001	25,000/-	182 of 2019	04-Jun- 2019	03-Jun- 2024	NA
64.	GGM/1074/20 19/183	Yhataw Real Estate Facilitato rs Private Limited	D-111, Pioneer Urban Square, Gold Course, Extension Road, Sector-62, Gurugram, Haryana-122413	2,50,000/-	183 of 2019	04-Jun- 2019	03-Jun- 2024	NA
65.	GGM/1075/20 19/184	Manoj Vashista	Shop No. 12A, Ground Floor, Block-D, Omaxe Gurugram Mall, Sector-49,	25,000/-	184 of 2019	04-Jun- 2019	03-Jun- 2024	NA

			Sector 48, Subhash Chowk, Gurugram, Haryana					
77.	GGM/1087/2019/196	Kanwalpreet Singh Bindra	Shop no 12, Ground Floor, Block A, Omaxe Gurugram Mall, Sector 49, Sohna Road, Gurugram, Haryana	25,000/-	196 of 2019	18-Jun-2019	17-Jun-2024	NA
78.	GGM/1088/2019/197	Orion Infra Real Estate Pvt. Ltd.	20/21, 8 th Floor, Tower A, Emaar Digital Green, Sector-61, Gurugram, Haryana	2,50,000/-	197 of 2019	18-Jun-2019	17-Jun-2024	NA
79.	GGM/1089/2019/198	Manish Kumar	Shop no 181, Ground Floor, Commercial Market, Ansal Palam Vyapar Kendra Market Palam Vihar, Gurugram, Haryana	25,000/-	198 of 2019	18-Jun-2019	17-Jun-2024	NA
80.	GGM/1090/2019/199	Mithilesh Kumar Yadav	G-70, Ground Floor, Block C, Spaze Business Park, Sector-66, Golf Course Extension, Gurugram, Haryana	25,000/-	199 of 2019	18-Jun-2019	17-Jun-2024	NA
81.	GGM/1091/2019/200	Adarsh Kumar	Palm Court 1, Ground Floor, Sukhrati Chowk, Sector -16 Gurugram, Haryana	25,000/-	200 of 2019	18-Jun-2019	17-Jun-2024	NA
82.	GGM/1092/2019/201	Anil Kumar	G-45, Spaze Plazo, Southern Peripheral Road, Sector 69, Gurugram, Haryana-122101	25,000/-	201 of 2019	18-Jun-2019	17-Jun-2024	NA
83.	GGM/1093/2019/202	Apex Acroages Pvt. Ltd.	Unit no 421, 4 th Floor, Commercial Complex Project Success Tower, Sector 65, Gurugram, Haryana 122003	2,50,000/-	202 of 2019	01-Jul-2019	30-Jun-2024	NA
84.	GGM/1094/2019/203	Sovit Sainani	Shop no 46, Ground Floor, Spaze Boulevard, Sector 47, Gurugram, Haryana	25,000/-	203 of 2019	18-Jun-2019	17-Jun-2024	NA
85.	GGM/1095/2019/204	RAPS Reality LLP	509, Palm Spring Plaza, Sector -54, Gurugram, Haryana - 122102	2,50,000/-	204 of 2019	18-Jun-2019	17-Jun-2024	NA

86.	GGM/1096/20 19/205	Parmjit	Shop no 04, Near Om Bikaner Sweets, Khandas Road, Gurugram, Haryana	25,000/-	205 of 2019	18-Jun- 2019	17-Jun- 2024	NA
87.	GGM/1097/20 19/206	Larisa Realtech Pvt. Ltd.	Unit 322, 3 rd Floor, Vipul Trade Business Park, Sector 48, Gurugram - 122001	2,50,000/-	206 of 2019	18-Jun- 2019	17-Jun- 2024	NA
88.	GGM/1098/20 19/207	Gaurav Kumar	Office no 18, 9 th Floor, Emaar Emerald Plaza, Sector 65, Golf Course Extn. Road, Gurugram, Haryana- 122018	25,000/-	207 of 2019	18-Jun- 2019	17-Jun- 2024	NA
89.	GGM/1099/20 19/208	Anil Chawla	Office no4, Shiv Mandir Road, Palam Vihar Extn Dhama Colony, Gurugram, Haryana-122017	25,000/-	208 of 2019	01-Jul- 2019	30-Jun- 2024	NA
90.	GGM/1100/20 19/209	Satbir Mehlawat	T23-14C, Central Park-2, Sector- 48, Sohna Road, Gurugram, Haryana	25,000/-	209 of 2019	15-Jul- 2019	14-Jul- 2024	NA
91.	GGM/1101/20 19/210	Youdeep Singh	Shop no 19A, Celebration Mall, Sohna Road, Sector-48, Gurugram, Haryana	25,000/-	210 of 2019	18-Jun- 2019	17-Jun- 2024	NA
92.	GGM/1102/20 19/211	Ravi Kumar	9 th Floor, Vatika Triangle, Sushant Lok 1, Block A, Mehrauli Gurugram Road, Gurugram, Haryana-122002	25,000/-	211 of 2019	18-Jun- 2019	17-Jun- 2024	NA
93.	GGM/1103/20 19/212	Savita Chaudhar y	Shop no-1, DD Complex, E- Block, New Palam Vihar, Gurugram, Haryana-122002	25,000/-	212 of 2019	01-Jul- 2019	30-Jun- 2024	NA
94.	GGM/1104/20 19/213	Rekha Gautam	Office Space UG- 40, Ozon Center, Sector- 12, Faridabad, Haryana - 121007	25,000/-	213 of 2019	21-Jun- 2019	20-Jun- 2024	NA
95.	GGM/1105/20 19/214	Ashok Tomar	Office Space 325, Emerald Plaza, Sector-65, Gurugram, Haryana 122102	25,000/-	214 of 2019	21-Jun- 2019	20-Jun- 2024	NA
96.	GGM/1106/20 19/215	Rajeev Bharti	Office Space SCO 35, 1 st Floor, Sector-15, Part- 2, Gurugram, Haryana 122102	25,000/-	215 of 2019	21-Jun- 2019	20-Jun- 2024	NA
97.	GGM/1107/20	Sandeep	T-444, Tower B,	25,000/-	216 of 2019	21-Jun-	20-Jun-	NA

	19/216	Sharma	Ansal Corporate Plaza, Palam Vihar, Gurugram, Haryana 122102			2019	2024	
98.	GGM/1108/2019/217	SG Propbuild Pvt. Ltd.	Commercial Shop Space no 2A, Rajendra Park, Sector - 105, Gurugram, Haryana	2,50,000/-	217 of 2019	01-Jul-2019	30-Jun-2024	NA
99.	GGM/1109/2019/218	Corporat e Landbase Pvt. Ltd.	UGF-120, Sushant Vyapar Kendra, Sushant Lok-1, Gurugram, Haryana	2,50,000/-	218 of 2019	21-Jun-2019	20-Jun-2024	NA
100.	GGM/1110/2019/219	Ishu	Shop no IX-11, 1 st Floor, ILD Trade Center, Sector-47, Main Sohna Road, Gurugram 122001	25000/-	219 of 2019	21-Jun-2019	20-Jun-2024	NA
101.	GGM/1111/2019/220	Vijay Singh	Office no 1, Apna Enclave, Railway Road, Gurugram, Haryana	25,000/-	220 of 2019	01-Jul-2019	30-Jun-2024	NA
102.	GGM/1112/2019/221	Karan Soni	Shop no 1, Ground Floor, Block 8, M3M Urbana, Sector-67, Gurugram, Haryana	25,000/-	221 of 2019	21-Jun-2019	20-Jun-2024	NA
103.	GGM/1113/2019/222	Meenu Bajpai	FF-21, Vyapar Kendra, Sushant Lok-1, Gurugram 122002, Haryana	25,000/-	222 of 2019	21-Jun-2019	20-Jun-2024	NA
104.	GGM/1114/2019/223	Man Singh	Shop no 999/9, Main Jyoti Park Road, Gurugram, Haryana	25,000/-	223 of 2019	21-Jun-2019	20-Jun-2024	NA
105.	GGM/1115/2019/224	Timesinfr a Realtors LLP	Office Space 6 th Floor, Building No 10, Sector 44, Gurugram, Haryana - 122002	2,50,000/-	224 of 2019	21-Jun-2019	20-Jun-2024	NA
106.	GGM/1116/2019/225	Angerona Consultin g Pvt. Ltd.	Shop no 43, Ground Floor, M2K Corporate Park, Shopping Plaza, Sector -51, Gurugram, Haryana	2,50,000/-	225 of 2019	05-Jul-2019	04-Jul-2024	NA
107.	GGM/1117/2019/226	Aditi	Step 01, Co working Space, Plot no 25B, Sector 32, Gurugram, Haryana 122102	25,000/-	226 of 2019	21-Jun-2019	20-Jun-2024	NA
108.	GGM/1118/2019/227	Raju Gupta	Shop no 64, 1 st Floor, Spaze Boulevard, Sohna Road, Gurugram, Haryana	25,000/-	227 of 2019	21-Jun-2019	20-Jun-2024	NA
109.	GGM/1119/2019/228	Aman Kumar	321, Tower B-4, Spaze IT Park,	25,000/-	228 of 2019	21-Jun-2019	20-Jun-2024	NA

		Sachdeva	Sohna Road, Sector-49, Gurugram, Haryana-122018					
110.	GGM/1120/2019/229	Amol Vijay	223, ILD Trade Centre, Sector-47, Sohna Road, Gurugram, Haryana	25,000/-	229 of 2019	21-Jun-2019	20-Jun-2024	NA
111.	GGM/1121/2019/230	Mohit Nagpal	Shop no 214, Main Market, Near Bajaj Sweets, Old Faridabad, Haryana-121002	25,000/-	230 of 2019	01-Jul-2019	30-Jun-2024	NA
112.	GGM/1122/2019/231	Nitai Das	Shop no- 47, First Floor, Emerald Plaza, Sector-65, Gurugram, Haryana	25,000/-	231 of 2019	01-Jul-2019	30-Jun-2024	NA
113.	GGM/1123/2019/232	Yogesh Yadav	UGF- 140, Vyapar Kendra, Sushant Lok-1, C-Block, Gurugram, Haryana	25,000/-	232 of 2019	01-Jul-2019	30-Jun-2024	NA
114.	GGM/1124/2019/233	Saheb Khaneja	B-14, GF, Golden Arcade, Sector-67, Ansal Essencia, Gurugram, Haryana	25,000/-	233 of 2019	05-Jul-2019	04-Jul-2024	NA
115.	GGM/1125/2019/234	Vinod Kumar	Unit 303A, 3 rd Floor, Unitech Arcadia South City-2, Sector-49, Gurugram, Haryana	25,000/-	234 of 2019	05-Jul-2019	04-Jul-2024	NA
116.	GGM/1126/2019/235	Manish Malik	Shop no 5, The Emporium, Puri Diplomatic Greens, Sector-111, Gurugram, Haryana	25,000/-	235 of 2019	05-Jul-2019	04-Jul-2024	NA
117.	GGM/1127/2019/236	Sunil Singhmar	Shop No 1, Gurugram Sohna Road, Near Chungi no 1, Sohna District, Gurugram, Haryana	25,000/-	236 of 2019	05-Jul-2019	04-Jul-2024	NA
118.	GGM/1128/2019/237	Akshay Khatri	1 st Floor, Tower-B, Ocus Technopolis, Golf Course Road, Sector-54, Gurugram, Haryana 122002	25,000/-	237 of 2019	05-Jul-2019	04-Jul-2024	NA
119.	GGM/1129/2019/238	Subodh Gupta	R-3/107, M3M Urbana, Sector-67, Golf Course Extn. Road, Gurugram, Haryana	25,000/-	238 of 2019	05-Jul-2019	04-Jul-2024	NA
120.	GGM/1130/2019/239	Jatin Khanna	Unit No 508, 5 th Floor, JMD	25,000/-	239 of 2019	05-Jul-2019	04-Jul-2024	NA

			Megapolis, Sohna Road, Gurugram, Haryana					
121.	GGM/1131/2019/240	Tarun Rihwani	Shop no LG-10, Signum 107, Shopping Complex, Sector-107, Gurugram, Haryana	25,000/-	240 of 2019	05-Jul-2019	04-Jul-2024	NA
122.	GGM/1132/2019/241	Khushal Singh	Shop no 8, E Block, Phase 2, Sector-15, Gurugram, Haryana	25,000/-	241 of 2019	05-Jul-2019	04-Jul-2024	NA
123.	GGM/1133/2019/242	Mahesh Kumar	Building No 10, Sixth Floor, Sector-44, Gurugram, Haryana 122002	25,000/-	242 of 2019	05-Jul-2019	04-Jul-2024	NA
124.	GGM/1134/2019/243	Nitin Mehta	Shop No4, Ground Floor, ATS Triumph, Sector-104, Gurugram, Haryana	25,000/-	243 of 2019	12-Jul-2019	11-Jul-2024	NA
125.	GGM/1135/2019/244	Akshay Kumar	LGF C-08, Sushant Lok Phase-1, Gurugram, Haryana 122002	25,000/-	244 of 2019	12-Jul-2019	11-Jul-2024	NA
126.	GGM/1136/2019/245	Arpit Miglani	Unit no D-512, 5 th Floor, Vatika Town Square, Sector-B2A, Gurugram, Haryana - 122002	25,000/-	245 of 2019	12-Jul-2019	11-Jul-2024	NA
127.	GGM/1137/2019/246	Tejinder Sehrawat	SCO No 72, Nagar Parisad Commercial Centre Vyapar Sadan, Gurugram, Haryana 122002	25,000/-	246 of 2019	12-Jul-2019	11-Jul-2024	NA
128.	GGM/1138/2019/247	Rakesh Arora	322, 3 rd Floor, Vipul Trade Centre, Sohna Road, Gurugram, Haryana	25,000/-	247 of 2019	15-Jul-2019	14-Jul-2024	NA
129.	GGM/1139/2019/248	Yogesh Goyal	142, First Floor, Shubham Tower, NIT, Faridabad, Haryana	25,000/-	248 of 2019	15-Jul-2019	14-Jul-2024	NA
130.	GGM/1140/2019/249	DEEP CHAND	Shop no 02, Corona Optus Commercial, Sector-37C, Gurugram, Haryana - 122001	25,000/-	249 of 2019	15-Jul-2019	14-Jul-2024	NA
131.	GGM/1141/2019/250	Hemant Mudgal	Plot no 3, Second floor, Axis Bank Building Near Hero Honda Showroom, Ward No 3, Tavru -	25,000/-	250 of 2019	16-Jul-2019	15-Jul-2024	NA

			Pataudi Road, Gurugram, Haryana - 122414					
132.	GGM/1142/20 19/251	Ashiana Maintenance Services LLP	8 th Floor, Block- 1, Vatika Business Park, Sohna Road, Sector-49, Gurugram, Haryana - 122018	2,50,000/-	251 of 2019	18-Jul- 2019	17-Jul- 2024	NA
133.	GGM/1143/20 19/252	Bullmen Realty India Pvt. Ltd.	2 nd Floor, 257, JMD Megapolis, Sohna Road, Gurugram, Haryana - 122018	2,50,000/-	252 of 2019	18-Jul- 2019	17-Jul- 2024	NA
134.	GGM/1144/20 19/253	Harpreet Singh Ghulati	R6/111, M3M Urbana, Sector- 67, Gurugram, Haryana	2,50,000/-	253 of 2019	22-Jul- 2019	21-Jul- 2024	NA
135.	GGM/1145/20 19/254	Rayees Azam Khan	839, 8 th Floor, Tower -B3, Spaze IT Park, Sector-49, Gurugram - 122018, Haryana	25,000/-	254 of 2019	22-Jul- 2019	21-Jul- 2024	NA
136.	GGM/1146/20 19/255	Bipin Bihari Rai	136, Vipul Business Park, Sector-48, Gurugram, Haryana	25,000/-	255 of 2019	24-Jul- 2019	23-Jul- 2024	NA
137.	GGM/1147/20 19/256	Pramod Kumar Gupta	Unit no 122, Vipul Business Park Sector-48, Gurugram, Haryana 122018	25,000/-	256 of 2019	24-Jul- 2019	23-Jul- 2024	NA
138.	GGM/1148/20 19/257	Sandeep Yadav	C-97, First Floor, Palam Vyapar Kendra, Gurugram, Haryana	25,000/-	257 of 2019	30-Jul- 2019	29-Jul- 2024	NA
139.	GGM/1149/20 19/258	Shweta Arora	205, Second Floor, Time Centre, Golf Course Road, Sector-54, Gurugram, Haryana	25,000/-	258 of 2019	30-Jul- 2019	29-Jul- 2024	NA
140.	GGM/1150/20 19/259	City Office Centers Pvt. Ltd.	315, 3 rd Floor, Vipul Business Park Sector-48, Sohna Road, Gurugram, Haryana - 122018	2,50,000/-	259 of 2019	30-Jul- 2019	29-Jul- 2024	NA
141.	GGM/1151/20 19/260	Anand Kumar	Shop no. 218, 2 nd Floor, Krishna Palace, Sohna Chawk, Gurugram - 122001, Haryana	25,000/-	260 of 2019	30-Jul- 2019	29-Jul- 2024	NA
142.	GGM/1152/20 19/261	Rao K Piyush	Shop no. 1, Opp. Plot No 1701, Sector-52, Near	25,000/-	261 of 2019	30-Jul- 2019	29-Jul- 2024	NA

			Ardee City Gate No 2, Gurugram, Haryana - 122003					
143.	GGM/1153/20 19/262	Arihant Prime Realtors LLP	Shop no 5, Spaze Privvy, Commercial Complex, Sector- 93, Gurugram, Haryana	2,50,000/-	262 of 2019	30-Jul- 2019	29-Jul- 2024	NA
144.	GGM/1154/20 19/263	Surbhi Shrivasta v	Office no H-202, UGF, Sushant Shopping Arcade, Sushant Lok-1, Gurugram - 122001	25,000/-	263 of 2019	30-Jul- 2019	29-Jul- 2024	NA
145.	GGM/1155/20 19/264	Darshan Gahlot	R-4 122, 1 st Floor, Block-4, M3M Urbana, Sector-679, Gurugram - 122018	25,000/-	264 of 2019	30-Jul- 2019	29-Jul- 2024	NA
146.	GGM/1156/20 19/265	Vikram Bakshi	Shop no 32, Vatika City Market, 1 st Floor, Sector-49, Sohna Road, Gurugram, Haryana	25,000/-	265 of 2019	30-Jul- 2019	29-Jul- 2024	NA
147.	GGM/1157/20 19/266	Neeraj Singh	Shop no 03, KS Complex, Opp. Mini Secretariat, Pataudi, Gurugram, Haryana	25,000/-	266 of 2019	30-Jul- 2019	29-Jul- 2024	NA
148.	GGM/1158/20 19/267	Mainavati Kaushik	First Floor, Office no 57A, C Block, Vyapar Kendra, Sushant Lok Phase-1, Gurugram, Haryana - 122009	25,000/-	267 of 2019	30-Jul- 2019	29-Jul- 2024	NA
149.	GGM/1159/20 19/268	Elbrus Infratech Pvt. Ltd.	Office no. 18, 2 nd Floor, SS Omnia, Sector - 86, Gurugram, Haryana	2,50,000/-	268 of 2019	30-Jul- 2019	29-Jul- 2024	NA
150.	GGM/1160/20 19/269	Riya	Shop no 5, First Floor, Block-6, M3M Urbana, Sector-67, Gurugram, Haryana	25,000/-	269 of 2019	06-Aug- 2019	05-Aug- 2024	NA
151.	GGM/1161/20 19/270	Poonam Rani	SCO No T-25, Ground Floor, Sector-1, IMT Manesar Distt. Gurugram, Haryana	25,000/-	270 of 2019	06-Aug- 2019	05-Aug- 2024	NA
152.	GGM/1162/20 19/271	Sanjay Arora	607, 6 th Floor, Unitech Arcadia, Sector-49, Gurugram, Haryana	25,000/-	271 of 2019	06-Aug- 2019	05-Aug- 2024	NA
153.	GGM/1163/20 19/272	Santosh Kumar	Office no 427, Success Tower,	25,000/-	272 of 2019	06-Aug- 2019	05-Aug- 2024	NA

		Agarwal	Golf Course Extension Road, Gurugram, Haryana					
154.	GGM/1164/2019/273	Raman Vig	Unit no 6, Floor 11, Emaar The Palm Square, Sector-66, Badshahpur, Gurugram, Haryana - 122102	25,000/-	273 of 2019	06-Aug-2019	05-Aug-2024	NA
155.	GGM/1165/2019/274	Arun Kumar	Shop no. S-349, Second Floor, Ansal Corporate Plaza, Phase II, Gurugram, Haryana - 122017	25,000/-	274 of 2019	06-Aug-2019	05-Aug-2024	NA
156.	GGM/1166/2019/275	Rahal Chhabra	SCO 53, Main Market, Sector-29, Gurugram - 122022	25,000/-	275 of 2019	14-Aug-2019	13-Aug-2024	NA
157.	GGM/1167/2019/276	Abhay Sood	90 B, Springboard Office, Delhi - Jaipur Expy. Sector-18, Gurugram, Haryana 122008	25,000/-	276 of 2019	14-Aug-2019	13-Aug-2024	NA
158.	GGM/1168/2019/277	Alok Jauhari	509 Vipul Trade Centre, Sohna Road, Gurugram - Haryana	25,000/-	277 of 2019	14-Aug-2019	13-Aug-2024	NA
159.	GGM/1169/2019/278	Hari Baboo Agrawal	Unit no 1424, 1 st Floor, Landmark Cyber Park Sector-67, Gurugram-Haryana 122018	25,000/-	278 of 2019	14-Aug-2019	13-Aug-2024	NA
160.	GGM/1170/2019/279	Property Station	414, 4 th Floor, Vipul Trade Centre, Sohna Road, Sector-48, Gurugram, Haryana - 122018	2,50,000/-	279 of 2019	14-Aug-2019	13-Aug-2024	NA
161.	GGM/1171/2019/280	Sanjeev Thakur	124, Vasant Apartments, Opposite Shyam Sweets, OLD Delhi Gurugram Road, Gurugram - Haryana 121001	25,000/-	280 of 2019	14-Sep-2019	13-Sep-2024	NA
162.	GGM/1172/2019/281	Aman Basra	Unit No 197-P, Sector-56, Urban Estate, Gurugram, Haryana - 122011	25,000/-	281 of 2019	22-Aug-2019	21-Aug-2024	NA
163.	GGM/1173/2019/282	Achal Goel	812 Paras Trinity, Ext Golf Course Road, Sector - 63, Gurugram,	25,000/-	282 of 2019	22-Aug-2019	21-Aug-2024	NA

			Haryana					
164.	GGM/1174/20 19/283	Govind Ballabh	Shop No 133, Edmonton Shopping Mall, Hotel Bristol, DLF-I, Gurugram, Haryana - 122002.	25,000/-	283 of 2019	22-Aug- 2019	21-Aug- 2024	NA
165.	GGM/1175/20 19/284	Manik Kinra	Shop FOF 1 on 4 th Floor, Gold Souk C Block Sushant Lok, Phase 1, Gurugram, Haryana - 122002	25,000/-	284 of 2019	22-Aug- 2019	21-Aug- 2024	NA
166.	GGM/1176/20 19/285	Trespect India Pvt. Ltd.	Park Centra, 6 th Floor, Sector 30, Gurugram, Haryana - 122001	2,50,000/-	285 of 2019	22-Aug- 2019	21-Aug- 2024	NA
167.	GGM/1177/20 19/286	Rajat Mathur	Office No 503, Fifth Floor, Vipul Trade Centre, Sector-48, Sohna Road, Gurugram, Haryana - 122002	* 25,000/-	286 of 2019	22-Aug- 2019	21-Aug- 2024	NA
168.	GGM/1178/20 19/287	Dilawar Ali Ansari	Office No 505, Fifth Floor, Vipul Trade Centre, Sector-48, Sohna Road, Gurugram, Haryana - 122002	25,000/-	287 of 2019	22-Aug- 2019	21-Aug- 2024	NA
169.	GGM/1179/20 19/288	Ameer Uddin	308, Unitech Arcadia South City II, Sector-49, Gurugram, Haryana - 122018	25,000/-	288 of 2019	22-Aug- 2019	21-Aug- 2024	NA
170.	GGM/1180/20 19/289	Sanjeev Chaudhar y	Shop no 5, Indiabulls Centrum Park, Sector-103, Gurugram, Haryana - 122006	25,000/-	289 of 2019	22-Aug- 2019	21-Aug- 2024	NA
171.	GGM/1181/20 19/290	Himalaya Infra Build Pvt. Ltd.	611 & 613, Galleria Tower, Galleria DLF City, Phase-IV, Gurugram, Haryana - 122009	2,50,000/-	290 of 2019	22-Aug- 2019	21-Aug- 2024	NA
172.	GGM/1182/20 19/291	Yogesh Saini	Shop no UG-12, Ansal Plaza, Palam Vihar, Gurugram, Haryana - 122017	25,000/-	291 of 2019	22-Aug- 2019	21-Aug- 2024	NA
173.	GGM/1183/20 19/292	Ganesh Singh Rana	Unit No 411, 4 th Floor, Vipul Trade Centre, Sector-48, Sohna Road, (Opp.	25,000/-	292 of 2019	29-Aug- 2019	28-Aug- 2024	NA

			Vatika Business Park) Gurugram					
174.	GGM/1184/2019/293	Gopal Baghel	802, JMD Mega Polish Building, Sector-48, Sohna Road, Gurugram, Haryana-122008	25,000/-	293 of 2019	29-Aug-2019	28-Aug-2024	NA
175.	GGM/1185/2019/294	Sombir	Shop no 9, Sector-37C, Corona Optus, Gurugram, Haryana-122002	25,000/-	294 of 2019	29-Aug-2019	28-Aug-2024	NA
176.	GGM/1186/2019/295	Rajeev Verma	A-12, First Floor, Scottish Mall, Sector-48, Sohna Road, Gurugram, Haryana - 122018	25,000/-	295 of 2019	29-Aug-2019	28-Aug-2024	NA
177.	GGM/1187/2019/296	Kanwar Singh	Shop/ Office no 2, Gurugram One, Alphacorp, Sector-84, Gurugram, Haryana - 122004	25,000/-	296 of 2019	29-Aug-2019	28-Aug-2024	NA
178.	GGM/1188/2019/297	Pradeep Goyal	Unit No FF29, First Floor, Omaxe Gurugram Mall, Sector-48, Sohna Road, Gurugram, Haryana-122018	25,000/-	297 of 2019	29-Aug-2019	28-Aug-2024	NA
179.	GGM/1189/2019/298	Ashwani Kumar Neeraj	Unit no 570C, Tower-B1, Spaze ITech Park, Sector-49, Sohna Road, Gurugram, Haryana	25,000/-	298 of 2019	29-Aug-2019	28-Aug-2024	NA
180.	GGM/1190/2019/299	Sujata	Unit No- B51A, 8 th Floor, Tower - B2, Spaze ITech Park, Sohna Road, Gurugram, Haryana	25,000/-	299 of 2019	03-Sep-2019	02-Sep-2024	NA
181.	GGM/1191/2019/300	Nishant Narula	Unit No- 3A, Ground Floor, Tower - B1, Spaze ITech Park, Sector-48, Sohna Road, Gurugram, Haryana - 122001	25,000/-	300 of 2019	03-Sep-2019	02-Sep-2024	NA
182.	GGM/1192/2019/301	Basu Kumar	Shop No-D-FF-6-A, Omaxe Gurugram Mall, Sohna Road, Sector -49, Gurugram, Haryana - 122001	25,000/-	301 of 2019	05-Sep-2019	04-Sep-2024	NA
183.	GGM/1193/2019/302	Darshan Sharma	Office Space-C-412, 4 th Floor, Commercial	25,000/-	302 of 2019	05-Sep-2019	04-Sep-2024	NA

			Complex, Nirvana Courtyard, Nirvana Country, Sector-50, Gurugram, Haryana - 122018					
184.	GGM/1194/20 19/303	Azad Kumar	A-401, Unitech, Business Zone, Sector-50, Gurugram, Haryana	25,000/-	303 of 2019	05-Sep- 2019	04-Sep- 2024	NA
185.	GGM/1195/20 19/304	Amit Gupta	203, Second Floor, Vipul Business Park, Sector-48, Sohna Road, Gurugram, Haryana - 122018	25,000/-	304 of 2019	05-Sep- 2019	04-Sep- 2024	NA
186.	GGM/1196/20 19/305	Ramneek Kaur Bath	Shop No. 65, 3 rd Floor, S.S. Omnia, Sector-86, Badha Sikanderpur, Gurugram, Haryana - 122004	25,000/-	305 of 2019	05-Sep- 2019	04-Sep- 2024	NA
187.	GGM/1197/20 19/306	Aman Manchan da	Near Pillar No. 33 Sikanderpur Metro, Creators Gurukul, Main Road -DLF Phase-2, Gurugram, Haryana	25,000/-	306 of 2019	19-Sep- 2019	18-Sep- 2024	NA
188.	GGM/1198/20 19/307	Arkit Sharma	Shop No B-220, 81-High Street, Sector-81, Faridabad, Haryana	25,000/-	307 of 2019	19-Sep- 2019	18-Sep- 2024	NA
189.	GGM/1199/20 19/308	Mahesh Kumar	Shop No 123, Tigaon Road, Old Entry Omaxe Heights, Sector- B6, Faridabad, Haryana	25,000/-	308 of 2019	19-Sep- 2019	18-Sep- 2024	NA
190.	GGM/1200/20 19/309	Rakesh Kumar Swami	IT Unit No GF-33, JMD Megapolis, Gurugram, Haryana	25,000/-	309 of 2019	19-Sep- 2019	18-Sep- 2024	NA
191.	GGM/1201/20 19/310	Prince Pahuja	32, G.F, Edmonton Mall, Hotel Bristol, Gurugram, Haryana - 122002	25,000/-	310 of 2019	20-Sep- 2019	19-Sep- 2024	NA
192.	GGM/1202/20 19/311	Rainbow Realty	Unit no 115, First Floor, Vipul Trade Center, Sector-48, Sohna Road, Gurugram, Haryana- 122002	2,50,000/-	311 of 2019	15-Nov- 2019	14-Nov- 2024	NA
193.	GGM/1203/20 19/312	Aashish Chopra	Unit No- 122, Vashisht Complex,	25,000/-	312 of 2019	15-Nov- 2019	14-Nov- 2024	NA

			Sikanderpur Market, M.G. Road Sikanderpur, DLF Phase-I, Sector-26, Gurugram, Haryana- 122001					
194.	GGM/1204/20 19/313	Priyanka Garg	UG-10, Signum-107 Signature Global Solera, Near M3M Woodshire, Sector-107, Gurugram, Haryana-122001	25,000/-	313 of 2019	15-Nov-2019	14-Nov-2024	NA
195.	GGM/1205/20 19/314	Apurv Mathur	Fourth Floor, Plot No-418&419, AHP Signature Tower, Udyog Vihar Phase- IV, Gurugram, Haryana-122015	25,000/-	314 of 2019	15-Nov-2019	14-Nov-2024	NA
196.	GGM/1206/20 19/315	Ajay Chauhan	Plot no-76D, Udyog Vihar, Phase-4, Gurugram, Haryana-122001	25,000/-	315 of 2019	15-Nov-2019	14-Nov-2024	NA
197.	GGM/1207/20 19/316	Sandeep Hada	Unit No 346, 3 rd Floor, Centrum Plaza, Golf Course Road, Sector-53, Gurugram, Haryana-122002	25,000/-	316 of 2019	15-Nov-2019	14-Nov-2024	NA
198.	GGM/1208/20 19/317	Santram Sangwan	Shop No-79, GF, Omaze Glaria, Sector-14, Jhajjar Road, Omaze City, Bahadurgarh, Haryana	25,000/-	317 of 2019	15-Nov-2019	14-Nov-2024	NA
199.	GGM/1209/20 19/318	Sandeep Kumar	S-198, GF, Vyapar kendra, Palam Vihar, Gurugram, Haryana-122017	25,000/-	318 of 2019	15-Nov-2019	14-Nov-2024	NA
200.	GGM/1210/20 19/319	Sunil Kumar Royal Tower	Plot No 12A, Main Bajghera Road, New Palam Vihar, Gurugram, Haryana-122017	25,000/-	319 of 2019	15-Nov-2019	14-Nov-2024	NA
201.	GGM/1211/20 19/320	Rishabh Kohli	B-17, 3 rd Floor, Palam Vyapar Kendra, Palam Vihar, Gurugram, Haryana-122017	25,000/-	320 of 2019	15-Nov-2019	14-Nov-2024	NA
202.	GGM/1212/20	Alka	UGF-84, Sushant	25,000/-	321 of 2019	15-Nov-	14-Nov-	NA

	19/321	Vachani	Vyapar Kendra, Sushant Lok-I, Gurugram, Haryana			2019	2024	
203.	GGM/1213/2019/322	Jitesh Jagwani	B-102, Sushant Vyapar Kendra, Sushant Lok-I, Gurugram, Haryana	25,000/-	322 of 2019	15-Nov-2019	14-Nov-2024	NA
204.	GGM/1214/2019/323	Bharti Bhatia	B-101, Sushant Vyapar Kendra, Sushant Lok-I, Gurugram, Haryana	25,000/-	323 of 2019	15-Nov-2019	14-Nov-2024	NA
205.	GGM/1215/2019/324	Pinclick Property Management Pvt. Ltd.	Space bearing no. FOF 1, Fourth Floor, Commercial Complex Gold Souk, C Block Sushant Lok, Phase-I, Gurugram, Haryana	2,50,000/-	324 of 2019	15-Nov-2019	14-Nov-2024	NA
206.	GGM/1216/2019/325	Dharam Singh	Shop no-05, PS Yadav Complex, Near DLF NTH Club- 90, IMT Road, Wazirpur, Gurugram, Haryana	25,000/-	325 of 2019	15-Nov-2019	14-Nov-2024	NA
207.	GGM/1217/2019/326	Gaurav	Unit no- 502A, Fifth Floor, Sapphire Mall, Sohna Road, Sector-49, Gurugram, Haryana	25,000/-	326 of 2019	15-Nov-2019	14-Nov-2024	NA
208.	GGM/1218/2019/327	Suman Saurabh	Shop no-04, C/O-Nascent Realty Services, Yadav Complex, IMT Road, Sector- 90, Gurugram, Haryana-122505	25,000/-	327 of 2019	15-Nov-2019	14-Nov-2024	NA
209.	GGM/1219/2019/328	Mohammad Zahid Ahmad	250, Second Floor, Vipul Trade Centre, Sector-48, Gurugram, Haryana-122018	25,000/-	328 of 2019	15-Nov-2019	14-Nov-2024	NA
210.	GGM/1220/2019/329	Saurabh Bhutani	Shop no - 310, AKD Tower, Sector-14, Near Huda Office, Gurugram, Haryana	25,000/-	329 of 2019	15-Nov-2019	14-Nov-2024	NA
211.	GGM/1221/2019/330	Padam Kumar Joshi	C-155, First Floor, Unitech Arcadia, South City-2, Gurugram, Haryana-122018	25,000/-	330 of 2019	15-Nov-2019	14-Nov-2024	NA
212.	GGM/1222/20	Pankaj	Shop no-147,	25,000/-	331 of 2019	15-Nov-	14-Nov-	NA

	19/331	Jain	First Floor, JMD Empire, Sector-67, Golf Course Road, Gurugram, Haryana			2019	2024	
213.	GGM/1223/2019/332	Sumit Kumar	227 F, Sushant Shopping Arcade, Sushant Lok-I, Gurugram, Haryana-122009	25,000/-	332 of 2019	15-Nov-2019	14-Nov-2024	NA
214.	GGM/1224/2019/333	Shiv Shankar Kumar	231, 2 nd Floor, Vipul Trade Centre, Sector-48, Gurugram, Haryana-122018	25,000/-	333 of 2019	15-Nov-2019	14-Nov-2024	NA
215.	GGM/1225/2019/334	Nishu	Shop No G 243, Saraswati Enclave, Kadipur, Gurugram, Haryana-122006	25,000/-	334 of 2019	15-Nov-2019	14-Nov-2024	NA
216.	GGM/1226/2019/335	Vikram Singh	Near New Town Height, DLF Sector—86, Gate no-1, Shop no- 1, Gurugram, Haryana	25,000/-	335 of 2019	15-Nov-2019	14-Nov-2024	NA
217.	GGM/1227/2019/336	Satyavir Saini	Patio Club, Block E, South City-I, Gurugram, Haryana-122007	25,000/-	336 of 2019	15-Nov-2019	14-Nov-2024	NA
218.	GGM/1228/2019/337	Sunil Gupta	F-237, Sushant Shopping Arcade, Sushant Lok-I, Gurugram, Haryana-122009	25,000/-	337 of 2019	15-Nov-2019	14-Nov-2024	NA
219.	GGM/1229/2019/338	Sadhir Yadav	Shop No- 58 IInd Floor, Vainayak Plaza, Sector-15, Jharsa Road, Gurugram, Haryana-122001	25,000/-	338 of 2019	15-Nov-2019	14-Nov-2024	NA
220.	GGM/1230/2019/339	Sahil Kukreja	S-3, Second Floor, Raheja Square, IMT Manesar, Gurugram, Haryana	25,000/-	339 of 2019	15-Nov-2019	14-Nov-2024	NA
221.	GGM/1231/2019/340	Rajesh Kapoor	Shop no – A-115, Supermart-I, DLF City, Phase-4, Gurugram, Haryana-122009	25,000/-	340 of 2019	15-Nov-2019	14-Nov-2024	NA
222.	GGM/1232/2019/341	Karan Sabharwal	E-104, DLF Sky Court, Gurugram, Haryana-122004	25,000/-	341 of 2019	15-Nov-2019	14-Nov-2024	NA
223.	GGM/1233/2019/342	Sanjeet Kumar	Office no- 232, JMD Megapoliice IT Park, Sohna	25,000/-	342 of 2019	15-Nov-2019	14-Nov-2024	NA

			Road, Gurugram, Haryana-122009					
224.	GGM/1234/2019/343	Chander Sheldhar Checondra	1 st Floor, Shop no-36, Global Foyer Mall, Sector-23, Palam Vihar, Gurugram, Haryana	25,000/-	343 of 2019	15-Nov-2019	14- Nov-2024	NA
225.	GGM/1235/2019/344	Lalit Kumar	Office Shop no - 7, Ground Floor, Edmonton Mall, Near Bristol Hotel, Sikandarpur, Gurugram, Haryana-122001	25,000/-	344 of 2019	15-Nov-2019	14- Nov-2024	NA
226.	GGM/1236/2019/345	M 2 India	Shop no 390/1, New Railway road, Gurugram - 122001	2,50,000/-	345 of 2019	15-Nov-2019	14- Nov-2024	NA
227.	GGM/1237/2019/346	Ravi Khatri	Shop no - 124, Ground Floor, Palam Vyapar Kendra, Palam Vihar, Gurugram, Haryana-122017	25,000/-	346 of 2019	15-Nov-2019	14- Nov-2024	NA
228.	GGM/1238/2019/347	Praveen Kumar	Unit no - 217, 2 nd Floor, Emaar Emerald Plaza, Sector-65, Gurugram, Haryana-122001	25,000/-	347 of 2019	15-Nov-2019	14- Nov-2024	NA
229.	GGM/1239/2019/348	Raman Kalra	Unit no - 17, 2 nd Floor, Emaar Emerald Plaza, Sector-65, Gurugram, Haryana-122001	25,000/-	348 of 2019	15-Nov-2019	14- Nov-2024	NA
230.	GGM/1240/2019/349	Nikhil Goyal	Shop no - 19, The Palm Drive, Sector-66, Gurugram, Haryana	25,000/-	349 of 2019	15-Nov-2019	14- Nov-2024	NA
231.	GGM/1241/2019/350	Krunal D Kumbhare	Shop no U 213, 1 st Floor, New Palam Vihar, Phase-II, Sector-106, Gurugram, Haryana	25,000/-	350 of 2019	15-Nov-2019	14- Nov-2024	NA
232.	GGM/1242/2019/351	Vasim Akram	Unit no - 252, Baba Chitru Complex, Wazirabad Market, Sector-52, Gurugram, Haryana-122001	25,000/-	351 of 2019	15-Nov-2019	14- Nov-2024	NA
233.	GGM/1243/2019/352	Giriraj Kumar	Shop no - 22, Bestech Ananda, Sector-81, Gurugram,	25,000/-	352 of 2019	15-Nov-2019	14- Nov-2024	NA

			Gurugram, Haryana-122001					
244.	GGM/1254/20 19/363	Amit Poddar	Shop no 1X-64, 1 st Floor, ILD Trade Centre, Sohna Road, Gurugram, Haryana	25,000/-	363 of 2019	13-Dec- 2019	12-Dec- 2024	NA
245.	GGM/1255/20 19/364	Ashok Kumar	Shop no 503, Suncity Success Tower, Sector- 65, Gurugram, Haryana	25,000/-	364 of 2019	13-Dec- 2019	12-Dec- 2024	NA
246.	GGM/1256/20 19/365	Lokesh Aggarwal	108 FF, Vipul Trade Center, Sector-48, Gurugram, Haryana	25,000/-	365 of 2019	13-Dec- 2019	12-Dec- 2024	NA
247.	GGM/1257/20 19/366	Amit Verma	Shop no - FF- 120, SS Omania, Sector-86, Gurugram, Haryana	25,000/-	366 of 2019	13-Dec- 2019	12-Dec- 2024	NA
248.	GGM/1258/20 19/367	Kashmir Singh Chauhan	36, GF, JMD Galleria, Sohna Road, Gurugram, Haryana	25,000/-	367 of 2019	13-Dec- 2019	12-Dec- 2024	NA
249.	GGM/1259/20 19/368	Jitender Kumar	C-17, 2 nd Floor, Omaxe City Centre, Sector- 49, Sohna Road, Gurugram, Haryana - 122001	25,000/-	368 of 2019	13-Dec- 2019	12-Dec- 2024	NA
250.	GGM/1260/20 19/369	Manish Yadav	LGF-112, STOP'N'SHOP Market, U Block, DLF City-3, Gurugram, Haryana - 122001	25,000/-	369 of 2019	04-Dec- 2019	03-Dec- 2024	NA
251.	GGM/1261/20 19/370	Lucky	Office no- 769, Ground Floor, Sector- 9A, Urban Estate, Gurugram, Haryana	25,000/-	370 of 2019	04-Dec- 2019	03-Dec- 2024	NA
252.	GGM/1262/20 19/371	Vijay Kumar	Shop no- 105, Sector- 46, Gurugram, Haryana- 122003	25,000/-	371 of 2019	04-Dec- 2019	03-Dec- 2024	NA
253.	GGM/1263/20 19/372	Pankaj Papneja	Unit no-21, Ground Floor, Splendor Trade Tower, Sector- 65, Gurugram, Haryana	25,000/-	372 of 2019	04-Dec- 2019	03-Dec- 2024	NA
254.	GGM/1264/20 19/373	Sakura Corporat e Solutions	801, 8 th Floor, DLF Galleria Towers, DLF City, Phase-IV, Sector-28, Gurugram, Haryana- 122009	2,50,000/-	373 of 2019	04-Dec- 2019	03-Dec- 2024	NA

			122001, Haryana					
265.	GGM/1275/20 19/384	Ravinder Rana	Shop no G-231, UG/F, Sushant Shopping Arcade, Sushant Lok, Phase-I, Gurugram- 122001, Haryana	25,000/-	384 of 2019	11-Dec- 2019	10-Dec- 2024	NA
266.	GGM/1276/20 19/385	Akaruki Advisory Pvt. Ltd.	Unit no 110, First Floor, JMD Pacific Square, Sector-15, Part- II, Gurugram, Haryana- 122001	2,50,000/-	385 of 2019	11-Dec- 2019	10-Dec- 2024	NA
267.	GGM/1277/20 19/386	Sachin Jain	Unit no - 124, 1 st Floor, Platinum Deluxe, Ardee City, Sector-52A, Gurugram, Haryana	25,000/-	386 of 2019	11-Dec- 2019	10-Dec- 2024	NA
268.	GGM/1278/20 19/387	Harish Gupta	Office no. 329, Galleria Tower, DLF Phase-4, Gurugram, Haryana	25,000/-	387 of 2019	11-Dec- 2019	10-Dec- 2024	NA
269.	GGM/1279/20 19/388	Karan Banaik	Shop no 262, Central Arcade, DLF Phase-2, Gurugram- 122001, Haryana	25,000/-	388 of 2019	11-Dec- 2019	10-Dec- 2024	NA
270.	GGM/1280/20 19/389	Pratful Singh	Office no- SCO 35, 1 st Floor, Sector-15, Part- II, Gurugram- 122001, Haryana	25,000/-	389 of 2019	11-Dec- 2019	10-Dec- 2024	NA
271.	GGM/1281/20 19/390	Siddhant Dubey	Unit no 3, R/ Commercial Complex Sector- 85, Gurugram- 122004	25,000/-	390 of 2019	11-Dec- 2019	10-Dec- 2024	NA
272.	GGM/1282/20 19/391	Abhishek Yadav	V-25/8, Office no 3, DLF Phase-3, Gurugram	25,000/-	391 of 2019	11-Dec- 2019	10-Dec- 2024	NA
273.	GGM/1283/20 19/392	Naresh Kumar Gupta	A-14 G Floor Palam Vyapar Kendra, Ansal Palam Vihar, Gurugram, Haryana	25,000/-	392 of 2019	16-Dec- 2019	15-Dec- 2024	NA
274.	GGM/1284/20 19/393	Sumit Gupta	Unit no - 239, 2 nd Floor, Tower-B, Spazedge, Sector-47, Sohna Road, Gurugram, Haryana- 122002	25,000/-	393 of 2019	16-Dec- 2019	15-Dec- 2024	NA
275.	GGM/1285/20 19/394	Vikramjit Singh	COS/R/GL/BLK- 2/05, Ground Floor, M3M Cosmopolitan, Sector-66, Gurugram, Haryana	25,000/-	394 of 2019	16-Dec- 2019	15-Dec- 2024	NA
276.	GGM/1286/20 19/395	Nitin Kumar	Office no. S, 1 st Floor, Apka City	25,000/-	395 of 2019	16-Dec- 2019	15-Dec- 2024	NA

		Plaza, Civil Lines, Gurugram, Haryana					
GGM/1287/20 19/396	Tomas Tewatia	Unit no 22, 9 th Floor, Tower-A, Emaar Digital Greens, Sector- 61, Gurugram, Haryana	25,000/-	396 of 2019	16-Dec- 2019	15-Dec- 2024	NA
GGM/1288/20 19/397	Pusp Raj Singh	Unit no. 54, 1 st Floor, Hongkong Bazaar, Sector- 57, Gurugram, Haryana	25,000/-	397 of 2019	16-Dec- 2019	15-Dec- 2024	NA
GGM/1289/20 19/398	Reyaz Khan	Shop no. 7, 1 st Floor, MC Market Palika Bazaar, New Colony More, Gurugram, Haryana	25,000/-	398 of 2019	16-Dec- 2019	15-Dec- 2024	NA
GGM/1290/20 19/399	Shafali Midha	Shop no. 3, Ground Floor, Krishna Kunj, Sector-72, Southern Peripheral Road, Gurugram, Haryana	25,000/-	399 of 2019	16-Dec- 2019	15-Dec- 2024	NA
GGM/1291/20 19/400	Bachchu Singh Poswal	Shop no. 7, Ground Floor, Dharam Plaza, Near Bharat Petrol Pump, Sector-64, Golf Course Extension Road, Gurugram, Haryana	25,000/-	400 of 2019	17-Dec- 2019	16-Dec- 2024	NA
GGM/1292/20 19/401	Rohit Sharma	Shop no. 24, G F, Baani City Centre, Sector- 63, Gurugram, Haryana	25,000/-	401 of 2019	20-Dec- 2019	19-Dec- 2024	NA
GGM/1293/20 19/402	BRIC-X Infra Pvt. Ltd.	803-A, 8 th Floor, Unitech Arcadia, South City-II, Sector-49, Gurugram, Haryana- 122003	2,50,000/-	402 of 2019	20-Dec- 2019	19-Dec- 2024	NA
GGM/1294/20 19/403	Pradeep Kumar	Shop no. 10B, Apna Enclave, Main Railway Road, Gurugram, Haryana	25,000/-	403 of 2019	20-Dec- 2019	19-Dec- 2024	NA
GGM/1295/20 19/404	Anil Arora	D-252, 1 st Floor, Sushant Shopping Arcade, Sushant Lok-I, Gurugram, Haryana	25,000/-	404 of 2019	20-Dec- 2019	19-Dec- 2024	NA
GGM/1296/20 19/405	Sunil Dutt	Plot No-6, Ground Floor, Jawala Mill Old road, Opp. CRPF Camp, Near Sec- 22, Gurugram,	25,000/-	405 of 2019	23-Dec- 2019	22-Dec- 2024	NA

			Haryana					
287.	GGM/1297/20 19/406	Amrik Singh Taneja	Shop No. LG-09, Signum 107, Shopping Complex, Sector- 107, Gurugram, Haryana	25,000/-	406 of 2019	30-Dec- 2019	29-Dec- 2024	NA
288.	GGM/1298/20 19/407	Ram Niwas	Shop No-4, Puri Diplomatic Greens, Sector- 111, Gurugram, Haryana	25,000/-	407 of 2019	30-Dec- 2019	29-Dec- 2024	NA
289.	GGM/1299/20 19/408	Lakshpat Singh	3027-P, Sector- 46, Gurugram, Haryana	25,000/-	408 of 2019	30-Dec- 2019	29-Dec- 2024	NA
290.	GGM/1300/20 19/409	A. Venkatar aman	Shop No. 06, Queens Plaza Complex, C Block, Sushant Lok-I, Gurugram, Haryana	25,000/-	409 of 2019	30-Dec- 2019	29-Dec- 2024	NA
291.	GGM/1301/20 19/410	Jitender Kumar	Shop No. G-52, Signum 1007, Signature Global, Gurugram, Haryana	25,000/-	410 of 2019	31-Dec- 2019	30-Dec- 2024	NA
292.	GGM/1302/20 20/01	Paras Ranjan	C-GF-180, Omaxe Gurugram Mall, Sohna Road, Sector-49, Gurugram, Haryana- 122001	25,000/-	GGM/1302 /2020/01	27-Feb- 2020	26-Feb- 2020	NA
293.	GGM/1303/20 20/02	Karambir Yadav	930A, 9 th Floor, Tower-B3, Space Itech Park, Sector-49, Sohna Road, Gurugram, Haryana- 122018	25,000/-	GGM/1303 /2020/02	02-Mar- 2020	01-Mar- 2025	NA
294.	GGM/1304/20 20/03	Credai Awaas App	7th Floor, Vatika Triangle, Block- A, Sushant Lok-I, MG Road, Gurugram, Haryana	2,50,000	GGM/1304 /2020/03	11-Mar- 2020	10-Mar- 2025	NA
295.	GGM/1305/20 20/04	Praveen Bhagat	Ground Floor, Tower B, Pavilion Building, Sector- 14, Gurugram, Haryana- 122007	25,000/-	GGM/1305 /2020/04	16-Mar- 2020	15-Mar- 2025	NA
296.	GGM/1306/20 20/05	Rahul Gandhi	First Floor, Plot no 763, Sector- 39, Gurugram, Haryana	25,000/-	GGM/1306 /2020/05	18-Mar- 2020	17-Mar- 2025	NA
297.	GGM/1307/20 20/06	Anuj Khare	T-64, SS Omnia, Sector-86, Gurugram	25,000/-	GGM/1307 /2020/06	18-Mar- 2020	17-Mar- 2025	NA

PRESS COVERAGE OF ACHIEVEMENTS BY HARERA GURUGRAM IN THE YEAR 2019-2020

Don't use 70% of buyers' funds to repay loans, developers told

Rera Says This Amount Should Be Used Only For Construction, Land Cost

Prabhakar Singh &
Ran Jazwant Singh | 1000

Gurgaon/Notda: Developers should not repay loans taken from banks and financial institutions by using the 70% of the total amount collected from buyers and allottees of a project, ordered Haryana Real Estate Regulatory Authority (HREERA) and UP Real Estate Regulatory Authority (UPRERA). This amount is meant to complete construction of the project and meet the land cost, the authorities said.

In a case in Gurgaon, the local bench of HREERA has directed the police commissioner to register a criminal case against Indhabills Housing Finance Limited, Industrial Finance Corporation of India Limited and PNB Housing Finance Limited for using money from the 70% of the amount collected from buyers and allottees, which it said should be used to complete construction of the project as per the Rera Act.

HREERA chief KK Khundwaj said it is probably the first of its kind decision since the regulatory authority is constituted, in which it has asked the police to initiate action against the financiers of the realty project.

The authority has taken a serious note of the fact that lending institutions "fraudulently and arbitrarily withdrew 100%

WHAT RERA SAID



RERA ORDER | in Gurgaon, Rera asks top cop to initiate criminal case against financial institutions for violating norms

of the receivable deposited in the Rera account in violation of Section 62(1)(1) of Rera, 2016".

According to the Rera provision, "70% of the amounts realised for the realty project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a bank to cover the cost of construction and the land cost, and shall be used only for that purpose." The builder can use only 30% of the amount collected from allottees for other purposes, including creating charge in favour of lending insti-

tutions to repay loans. In the normal course, lending banks and institutions get repayment of their loans from the escrow accounts opened by developers where all the receivables get deposited.

If the collection from allottees in a particular month is less than the installment supposed to be paid to lending banks and institutions, the entire amount in the escrow account goes to lenders. But this leaves the project high and dry owing to cash crunch, and the construction is said to be stalled. Khundwaj said before making a provision for any purpose, 70% of the money collected from allottees must go to another escrow account, which should be called Rera account, to be maintained for the purpose of construction of the project and meet the land cost under the supervision of Rera.

Khundwaj said the devel-

per "cannot create lien on the project" to raise money for a purpose other than completing construction of a project. He also said the provision in law is to address the mischief, earlier being committed by unscrupulous builders to divert amount realised from the allottees to other projects or for different purposes other than the project, for which amount has been deposited by the allottees. UP Rera in a letter to various banks said, "It is obligatory both for the promoter and the bank to ensure strict compliance of the above stated provisions of the Rera Act." UP Rera also pointed out that some of the banks, especially those which have sanctioned loan to promoters, arbitrarily adjust the entire amount deposited in the account against the outstanding loan of the promoter, instead of transferring 70% of the money collected to the escrow account for the purpose of construction and payment of land cost." He also said HREERA has issued strict directions to these financiers to deposit back the excess amount withdrawn by them in violation of the statutory provision of Rera, 2016.

Also, a show cause notice has been issued to the developer, asking it why penal proceeding should not be initiated against it for violating the provisions of the Act and in particular section 62(1)(1).

Delay in sanctions holds up realty projects: Rera chief

Says Not Just Builders, Govt Agencies Should Also Be Held Accountable

Rachanand Singh
@rachanandsingh

Gurgaon: The government agencies, not just the developers, should also be held responsible for the delay in real estate projects if they delay permission, said the Haryana Rera chairman K. K. Khundelwal.

Speaking at an event in Gurgaon on Sunday, Khundelwal said H Rera's Gurgaon bench, since its formation, has disposed of around 60% complaints filed by the homebuyers against the developers. However, he also said that government officials and public offices should also be held responsible for delaying approvals to the realty projects.

According to Khundelwal, the authority has received 4,785 complaints from aggrieved homebuyers against various real estate developers in Gurgaon, and disposed of 2,718 of them — around 60% — till date. "Most of the complaints registered with H Rera are related to the delay in projects and refund of money from the builders," he said.

Khundelwal said H Rera had also imposed heavy financial penalties on various developers for delaying their projects. "However, the rea-



son for the delay in several projects is not always due to the fault of the developers. The government authorities are also equally responsible for the delay as they take their own time to approve the projects," he said, adding that the government officials and establishments should also be made answerable for the delays.

Since the formation of the authority in Gurgaon, 49 projects and 1,800 realtors have been registered under H Rera in the region.

Khundelwal has been saying that the biggest achievement of the new real estate law is the confidence among the homebuyers that the developers can no longer act on

their whims and fancies. Also, according to him, the buyers know that H Rera will ensure completion of the projects and possession of homes to them.

The H Rera chairman had earlier said that the authority is not just a compensation-dispensing body, and that it has a larger role, which also includes ensuring timely commencement and completion of projects, monitoring of the fund disbursement, possession of homes and maintenance by the developer.

However, homebuyers of a few Gurgaon-based projects have been alleging "partial action" by the regulator's authority, saying H Rera is

Times View

Haryana Rera chairman K. K. Khundelwal is absolutely right when he says that government agencies, too, should be held accountable for delay in sanctions. True, builders should be dealt with harshly if they play with homebuyers' hard-earned money and delay housing projects, but sometimes the delays are caused by the apathy of government agencies, which sit on clearances. Hopefully this will deter officials from holding up projects.

Ensuring developers and not investors.

In April, H Rera had directed the police commissioner to register a criminal case against four major financiers of big residential projects for alleged misappropriation of crores of rupees deposited in allotment fees for completing housing projects.

In January this year, H Rera for the first time had directed that the application forms for buying a flat under affordable housing scheme should be available at government offices. The move came after H Rera received complaints alleging malpractices in allotting flats under the scheme.

सुपरटैक को चार प्रोजेक्टों के लिए कारण बताओ नोटिस

गुरुग्राम, अजय तोमर (पंजाब केसरी): हरियाणा रियल एस्टेट रेगुलेटरी अथोरिटी गुरुग्राम ने सुपरटैक लिमिटेड को चार प्रोजेक्टों के लिए कारण बताओ नोटिस जारी किया है। सुपरटैक को इस नोटिस का जवाब 7 दिनों के भीतर देने के निर्देश दिए गए हैं। इस बारे में जानकारी देते हुए हरेरा गुरुग्राम के चेयरमैन डा. के के खंडेलवाल ने बताया कि सुपरटैक के जिला में चार अलग-अलग स्थानों पर प्रोजेक्ट चल रहे हैं। उन्होंने बताया कि बिल्डर द्वारा रियर एस्टेट रेगुलेशन एंड डेव्लपमेंट एक्ट-2016 की धारा 15(1) तथा धारा 61 के तहत आवश्यक प्राधिकरण से पूर्व अनुमति लिए बिना प्रोजेक्ट को बेचने की सहमति देने या बेचने का मामला हरेरा गुरुग्राम के संज्ञान में आया है। हरेरा द्वारा 'हिल व्यू प्रोजेक्ट, सैक्टर-2 सोहना', 'हयूस टावर सैक्टर-68 गुरुग्राम', 'अराविले सैक्टर-79 गुरुग्राम' तथा 'हिल क्रेस्ट/ऑफिसर एन्कलेव सैक्टर-2

सोहना' के चार प्रोजेक्टों को लेकर सैक्शन-15(1) तथा सैक्शन-61 के तहत नोटिस जारी किए गए हैं। डा. खंडेलवाल ने बताया कि धारा 15(1) के तहत प्रमोटर दो तिहाई अल्पसंख्यकों की सहमति तथा हरेरा से लिखित अप्रूवल लिए बगैर अपने रियल एस्टेट प्रोजेक्ट के मेंजोरिंग गड्ढम एंड लाइबिलिटिज किसी तीसरी पार्टी अलॉटीज को ट्रांसफर नहीं कर सकता, बशर्ते कि उससे अपार्टमेंट, प्लॉट अथवा बिल्डिंग को सेल या अलॉटमेंट को प्रभावित ना करती हो। उन्होंने बताया कि रियल एस्टेट रेगुलेशन एंड डेव्लपमेंट एक्ट 2016 की धारा -61 में दंड का प्रावधान किया गया है, जिसमें प्रमोटर पर अथोरिटी द्वारा रियल एस्टेट प्रोजेक्ट की अनुमानित लागत का 5 प्रतिशत तक जुर्माना किया जा सकता है।

हरेश में रजिस्ट्रेशन न कराने पर
लगेगी लागत की 10 % पैनल्टी

बिल्डर लाइसेंस कॉलोनी **मैफोल्ड** को निगम में शामिल करने का मांग कर रहे हैं लोग

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साल 514 एकड़ की मेफेसिल
साल मेफेसिल का पहले भी टाउन
11 बट्टी लॉन्ग में लॉन्ग में रिजुअल
की बाले व लॉन्ग में किमिल हुआ
1. बाल 47, 50, 51, 52 और 57



मैथिलीसु गार्डन सोसायटी - जयवहा

मे खसो इस टाउनशिप को शुरू करने में 20 बिल्डर कंपनियाँ एकजुट हुईं वो बाद में यह मिलकर पांच रह गईं। इसमें टाउन एंड कंट्री प्लानिंग के निवृत्तमान इन्डस्ट्रियल सर्विसेज कई वर्षों से हुए हैं। लोग सड़क, सीपेज, सामुदायिक भवन, बिजली जैसी शिक्कों को लेकर लंबे समय से संघर्ष करते रहे हैं।

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समग्र निगम के कार्यों में अभी जहाँ-तहाँ
सहायता प्रेषित हो गई है, तब तक यह
प्रस्तावित निर्देशानुसार ही प्रेषित हो रहा है।

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आज विमान के सफाई किए गए हों गये।
एडमिरल सुभाष को काफ़ी बुरा लग रहा।
सफ़ाई के बाद विमान के अन्दर का हवा नहीं
लगाता तो यक़ीन है। अन्धकार अन्धकार
को अन्धकार के अन्धकार का अन्धकार
जहाँ विमान लगे। अन्धकार अन्धकार
विमान के अन्धकार जहाँ विमान लगे।
अन्धकार विमान जहाँ काफ़ी बुरा
काफ़ी बुरा और अन्धकार के अन्धकार
अन्धकार जहाँ जहाँ अन्धकार है।

