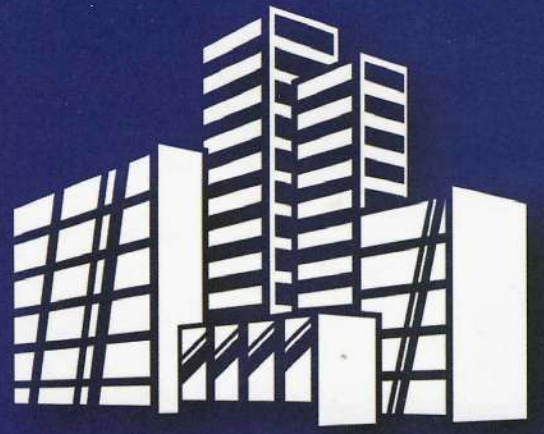




REAL ESTATE
REGULATORY AUTHORITY

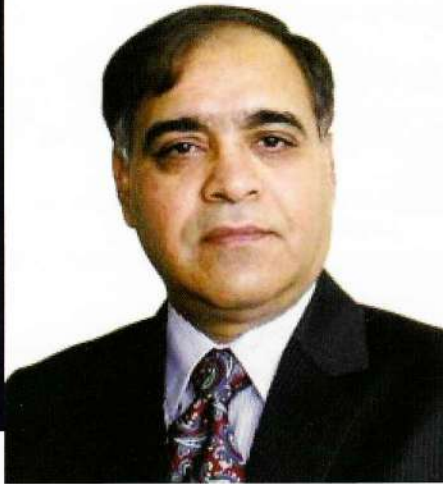


REGULATE REAL ESTATE
SECTOR & PROTECT THE INTEREST
OF THE CONSUMERS



ANNUAL REPORT 2018 - 2019

Message of Chairman TS RERA:



Sri Rajeshwar Tiwari, IAS

Special Chief Secretary,
Revenue department &
Chairman TS- RERA
Government of Telangana

Promote fair play in Real
Estate transactions &
ensure timely execution
of projects

The Annual Report of the Telangana State Real Estate Regulatory Authority, the first since its inception aims to capture effective steps taken by the Authority for implementation of the RERA and also the progress made in the Registrations of Projects/Agents during the year 2018-2019.

The State of Telangana is a very important State in the terms of Real Estate Development along with excellent Infrastructure and all the basic amenities required for Development of Metropolitan Cities. It has acquired a cosmopolitan status of a city where people from all over the country would like to build their living home. Hence, it is our constant endeavour to monitor the timely completion of the projects, maintaining quality standards and protect the interest of all the stakeholders particularly the home buyers. The Authority shall resolve the disputes between the Promoters and Buyers as quickly as possible.

The Telangana State Real Estate Regulatory Authority promises to ensure fair play in the Real Estate transactions.



Sri Arvind Kumar, IAS

Principal Secretary, MA&UD
Dept., Commissioner I&PR,

Government of Telangana

Ensuring Transparency &
Efficiency in Real Estate
Sector in regards to sale
of Plot, Apartment,
Building or Real Estate
Project.

Message of Principal Secretary, MA&UD:

It gives me immense pleasure to present to you the first Annual Report of Telangana Real Estate Regulatory Authority – TS RERA. It is a first step towards transforming the Real Estate Sector in the State, Promoting Transparency, Accountability, Financial Discipline, Customer Centricity and Compliance.

Since its inception, TS RERA has been striving for proper implementation of Real Estate (Regulation and Development) Act-2016 and is online based and completely transparent.

We have a long way to go and 2018-19 has been an ideal beginning for RERA in Telangana.

SECRETARY'S DESK



Sri. K. Vidyadhar

Director of Town & Country Planning
& Secretary (i/c), RERA,
Govt. of Telangana.

Registration of Projects / Agents:

As a part of implementation of Real Estate (Regulation & Development) Act, 2016, TS RERA inaugurated on **31-08-2018** and developed online portal for registering the Real Estate Projects & Agents. Projects which are obtained development permissions on or after 01.01.2017 are comes under TS RERA.. The Government has fixed the Registration Fee for Project Promoters / Agents is very nominal. Therefore, the Project Promoters and Real Estate Agents have started creating their profiles and registering with TS RERA.

Online Application Modules:

For the purpose of Registration & viewing of the information of Projects details and Promoter/Agent details the TS RERA has developed user friendly online application consisting 11 modules such as 1.Registration of Project Promoters, 2.Registration of Agents, 3. Project Search Option, 4. Module for filing Complaint, 5.GIS Solution for Project location, 6.Module for withdrawal of Project, 7.Module for Quarterly updation, 8.Module for Corrections, 9.Module for Extension of time for completion of the Project, 10. Photo upload facility for Project updating, 11. Agent Renewal.

Documents required for Registration of Projects:

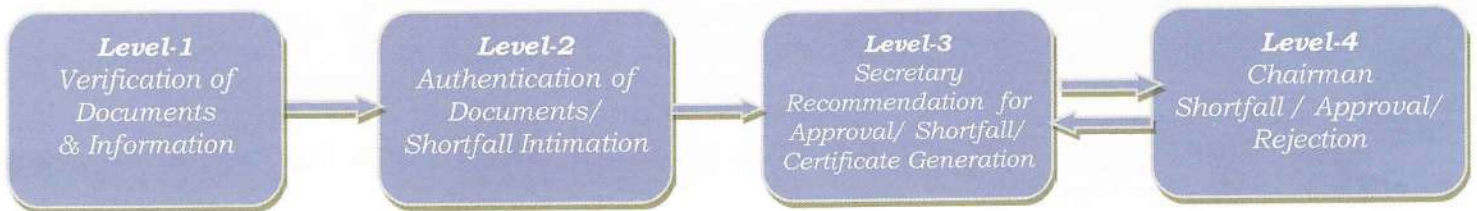
1. PAN Card with self attestation, 2. Copy of the legal title report, 3. Land Title Search Report from an advocate having experience of at least 10 years, 4.Details of encumbrances, 5. Copy of Approval Building/Layout Plan, 6. Proceeding copy of Building/Layout Permission, 7.Declaration in FORM B, 8.Form.1,2,3 pertaining to Architect, Engineer, Chartered Accountant Certificates, 9.Annual / Audit report, 10. Proforma of the allotment letter and agreement for sale, 11.Copy of Company/Firm/Society/Trust/Proprietary Registration Certificate, 12.Onwership documents along with link documents.

Documents required for Registration of Agents:

1. PAN Card with self attestation, 2. Particulars of Registration including the bye-laws, 3. Memorandum of association & Articles of association, 4. Self-certified copies of all letter heads, 5. Self-certified copy of letterhead rubber stamp, 6. Acknowledgement receipt for payment made by the buyer, 7. Income tax returns of last 3 years **or** Declaration in case IT returns not filed..

Process of Application for Registration of Projects and Agents:

After payment of Registration Fee the application is processed for Scrutiny.



Interaction with Promoters / Agents

To bring awareness about Real Estate (Regulation & Development) Act, 2016 & Telangana Real Estate (Regulation & Development) Rules, 2017 conducted several orientation programmes to the TREDA, CREDAI, TBF, Agents, Professionals (Architects, Engineers, Chartered Accountants & Bankers) and also to Buyers.



More than 3000 Promoters and Agents have been participated in the various such programmes and got clarified their doubts. TS RERA invited experts from Maharashtra, Bangalore for giving orientation and also clearing doubts for which Promoters/Agents have expressed their satisfaction & realised the importance of completion of the Project in time.



Conducted Hearing:

To guide the certain project promoters who are not able to comply with the requirements of documents and project details with TS RERA such promoters have been called and conducted hearing for 145 Project Promoters on weekly basis and found the reasons for non compliance and suggested to how to fulfil the requirements duly giving time for compliance. As a result most of the promoters responded and registered their projects.

Action on defaulters

- ◆ An enforcement team constituted to identify the defaulters.
- ◆ Inspected 144 projects and issued show cause notices to unregistered project promoters as per the Act.
- ◆ Several press notes have been issued in both English & Telugu language in largely circulating news papers for cautioning/Awareness to promoters, agents, buyers not to violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & Telangana Real Estate (Regulation & Development) Rules, 2017.
- ◆ Penalties of **Rs. 50,000** to **Rs. 3,00,000** have been levied from **1st December 2018 to till date** for late registration of projects.

Help Desk:

A designated **Help Desk** (040-48553333, 040-48552222) has been established to attend grievances of the Project Promoters / Agents / Buyers. About **2220** grievances have been disposed successfully.



Advantages:

- ❖ Timely Delivery of Project Plots / Flats.
- ❖ Furnishing of accurate project details.
- ❖ Reduces the risk of Builder Insolvency / Bankruptcy.
- ❖ Allottee will know the stage wise status of the real estate project.
- ❖ Transparency in transactions.

Conclusion :

- ❖ The process of registration made simple and developed online application, most of the Promoters & Agents have been registering with TS RERA comfortably.
- ❖ Project information, status of the project, related documents and specifications of the registered projects made available on TS RERA website (rera.telangana.gov.in).
- ❖ Prospective buyers can view the information of Projects & Agents on TS RERA Website.
- ❖ Real Estate Sector will be streamlined by safeguarding the interest of the consumers and Project Promoters will focus on completion of Project within stipulated time as agreed.

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 b. Telangana State Real Estate (Regulation & Development) Rules – 2017.

3. **Registration Process** Pages : 5-9
 a. Registration of Real Estate Projects/Agents/Complaints
 - ✓ Transparency.
 - ✓ Financial Discipline.
 - ✓ Citizen Centric.

4. **Awareness Programmes on Act & Rules.** Pages: 10-11
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1. INAUGURATION OF TS-RERA



Sri K. Taraka Rama Rao, Former Hon'ble Minister, MA&UD, has launched the Telangana State Real Estate Regulatory Authority on 31.08.2018.

The Implementation is supported by IT enabled system for Registering the Real Estate Projects, Agents and addressing the Citizens Grievances.



9

INAUGURATION OF TS RERA



2. BRIEF OVERVIEW OF ACT & RULES

a. Real Estate (Regulation and Development) Act – 2016.

Government of India has enacted the Real Estate (Regulation and Development) Act 2016 & all the sections of the Act shall come into force with effect from 26-03-2017.

Under this Act, Government of Telangana notified the Telangana Real Estate (Regulation & Development) Rules 2017 vide G.O.Ms.No.202, Dt.31-07-2017 for regulation and promotion of Real Estate Sector in the State of Telangana. and vide G.O. Ms.No.6, Dt.11-01-2018 the Special Chief Secretary to Government (Sri Rajeshwar Tiwari, IAS) Revenue Department has been designated as Regulatory Authority to manage the affairs under the Act till the regular Authority is established. Further vide G.O.Ms.No.8, Dt.11-01-2018 the Telangana State Value Added Tax Appellate Tribunal has been designated as RERA Appellate Tribunal to manage the affairs under the Act till the regular Tribunal is established.

The key objectives of the Act are:

- ☐ Ensuring Transparency & Efficiency in Real Estate Sector in regards to sale of Plot, Apartment, Building or Real Estate Project.
- ☐ Protecting the interest of consumers in Real Estate Sector.
- ☐ Establishing adjudicating mechanism for speedy dispute redressal.
- ☐ Establishing Appellate Tribunal to hear appeals from the Decisions, Directions or Orders of the Real Estate Regulatory Authority.



b. Real Estate Regulatory Authority and Appellate Tribunal



- The Appellate Tribunal shall be established under section 43 and is designated to hear the appeals.
- Any person aggrieved by any direction or Decision or Order made by the Authority or by an Adjudicating officer under the Act may prefer an appeal before the Appellate Tribunal having Jurisdiction over the matter.
- The Appellate Tribunal shall not be bound by the procedure laid down by the Code of Civil procedure, 1908 but shall be guided by the principles of Natural Justice.
- Every Order made by the Appellate Tribunal under this Act shall be executable by the Appellate Tribunal as a decree of Civil Court, and for this purpose, the Appellate Tribunal shall have all the Powers of a Civil Court.

3. REGISTRATION PROCESS

a. Registration of Real Estate Projects , Agents and Complaints.

- ☐ All Residential, Commercial, Mixed use and Plotted development Real Estate Projects will have to register except in projects where :

Area of land proposed to be developed does not exceed five hundred square meters.

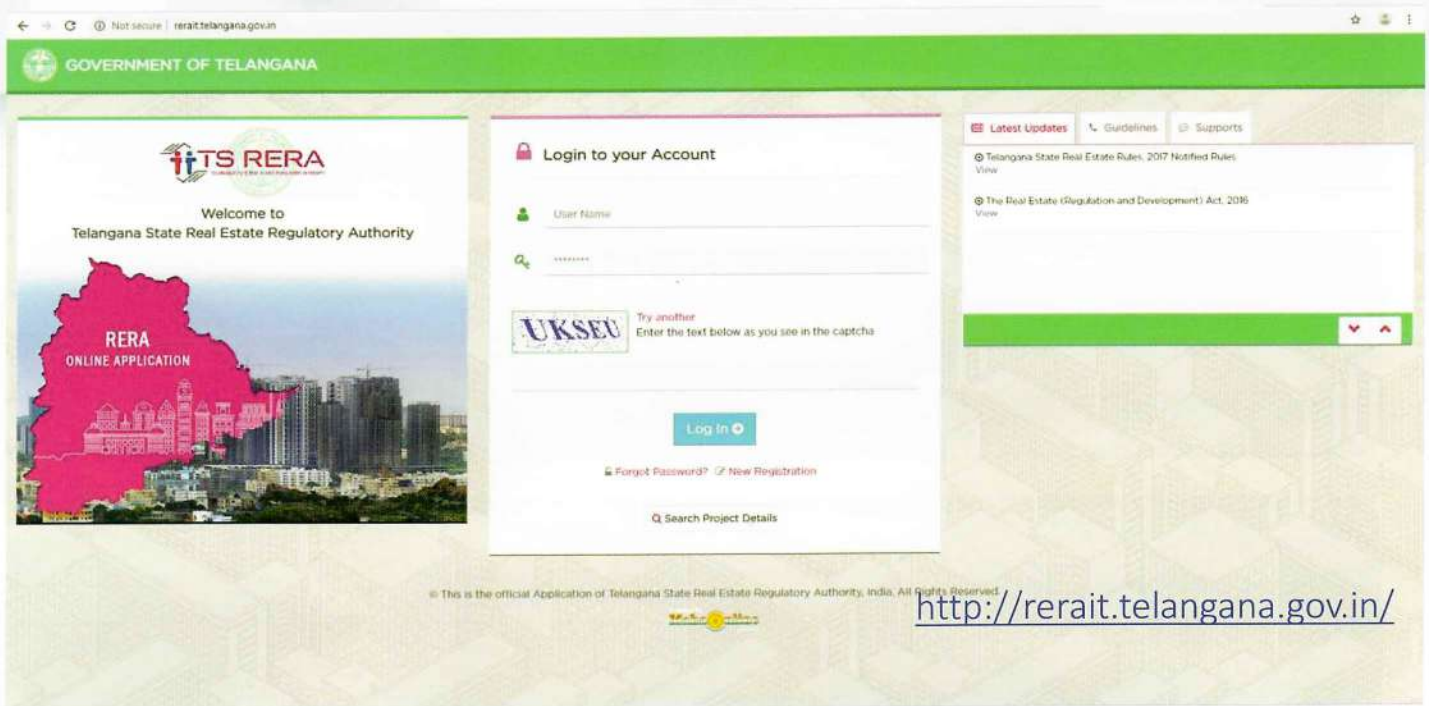
Number of apartments proposed to be developed does not exceed eight inclusive of all phases.

Building Permissions which were approved prior to 01-01-2017 by the Competent Authorities viz., UDAs / DTCP / Municipal Corporations / Municipalities / Nagar Panchayats / TSIC as the case may be, and

For renovation or repair or re-development which does not involve Marketing, Advertising, Selling or New allotment of any Apartment, Plot or Building, as the case may be, under the Real Estate Project.

- ☐ All Real Estate Agents should register under this Act. 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, without obtaining registration.

- Any aggrieved person may file a complaint with TSRERA with respect to any registered Real Estate Project, for any violation or contravention of the provisions of this Act or the Rules and Regulations made there under.



Objectives of Telangana State Real Estate Regulatory Authority

TS – RERA aims to transform the Real Estate Sector, leading it into an era of greater transparency and professionalism, wherein all stakeholders' interests are protected and trust and confidence is established. It lays thrust on following key pillars:



Transparency



Financial
Discipline



Citizen Centric



Accountability

TRANSPARENCY

To bring Transparency in the Real Estate Sector. The Details of all the Registered Projects are available online for Citizens which includes:

- Sanctioned Building Plans/Layout Plans, along with specifications, approved by the Competent Authority
- Proposed Number of Building(s) or Wing(s) to be constructed and sanctioned number of the Building(s) or Wing(s).
- The stage wise time schedule of completion of the Project, including the provisions for civic infrastructure like Water, Sanitation and Electricity.
- Quarterly update of the list of number and types of Apartments or Plots, as the case may be, booked.
- Quarterly update of the list of number of Covered Parking, Garages booked.
- Quarterly update of the list of approvals taken and the approvals which are pending subsequent to Commencement Certificate.
- Quarterly update of the status of the project and such other information and documents as may be specified by the regulations made by TSRERA.
- The Advertisement or Prospectus issued or Published by the promoter shall mention prominently the website address of TSRERA, wherein all details of the Registered Project have been entered and include the Registration number obtained from the Authority.

FINANCIAL DISCIPLINE

The Act strives to ensure greater financial discipline in the Real Estate Sector and some of its provisions are as follows:

- *A promoter shall not accept more than 10% 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 register the said agreement for sale.*
- *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 purpose.*
- *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 and a Chartered Accountant in practice.*
- *Promoter to compensate buyer for any false or incorrect statement with full refund of property cost with interest.*
- *Project Accounts to be Audited within in six months after the end of financial Year.*
- *Provision to freeze Project Bank Account upon non-compliances.*
- *Provision for stronger financial penalties for non-compliances.*



CITIZEN CENTRIC

- Citizens shall be able to view, on TSRERA website, all disclosures pertaining to Registered Projects. This shall enable data driven informed decision making.
- Promoter cannot make any additions and alterations in the Sanctioned Building Plans, Layout Plans and specifications and the nature of fixtures, fittings and amenities etc. without the previous consent of at least two-thirds of the allottees, other than the promoter, who have agreed to take Apartments in such Building.
- If the promoter fails to complete or is unable to give possession of an Apartment, Plot or Building, in accordance with the terms of the Agreement for sale, he shall be liable to pay interest for every month of delay. Further, in case the allottees wishes to withdraw from the Project, without prejudice to any other remedy available, to return the amount received by him with interest.
- Promoter to enable formation of Association of allottees as a society under the Societies Registration Act.2001, within two months from the date on which the Occupancy Certificate in respect of such project is issued and a minimum of 60% of the total allottees in such a project have taken the possession and the promoter as received the full consideration from such allottees.
- Promoter shall execute a registered conveyance deed in favour of the allottees within three months from date of issue of Occupancy Certificate.



4. AWARENESS PROGRAMMES

State and district wide programmes

CITY	VENUE	DATE
Hyderabad	Conference hall, O/o. The Commisioner & Director of Municipal Administration (CDMA)	25-07-2018 & 26-07-2018
	Taj-Banjara Hotel Banjara Hills	11-08-2018
	Sri Krishna Grand hotel, Miyapur	29-08-2018
	Hyatt Place, Banjara Hills	22-09-2018
	The Plaza, Telangana Tourism Bhavan	02-10-2018
	Pragathinagar Auditorium	09-10-2018
	Bluefox Hotel, Banjarahills	08-01-2019
	Conference hall of CDMA Office (By Chairman MahaRERA)	18-01-2019
	Bluefox Hotel, Banjarahills	19-02-2019
Warangal	KUDA Complex	15-09-2018
Nizambad	Nikilsai Hotel	26-09-2018
Mancherial	M-Convention Hall	12-10-2018



Awareness programme conducted at CDMA office



AWARENESS PROGRAMMES



Programmes
Conducted to
Promoters,
Agents,
Professionals
and Association
Members




of completion of

5. ACHIEVEMENTS.

Registered Projects and Agents.

Description	Profiles Created	Applications Registered	Under Process	Certificate Generated
Projects	5669	1644	586	1058
Agents	2523	872	81	791
Total	8192	2516	667	1849


Telangana State Real Estate Regulatory Authority

FORM 'C'
[See rule 5(1)]
REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 to the following project under project registration number **P02200000611**
Project: **ADITYA HEIGHTS**, Survey No.: **111 AND 116**, Plot No. Of Site: **152**, at **Uppal, Medchal-Malkajgiri, 500076**.

1. **Aditya Constructions** having its registered office / principal place of business at Village: **Nacharam**, Mandal: **Uppal**, District: **Medchal-Malkajgiri**, Pin: **500076**.

2. This registration is granted subject to the following conditions, namely:-


- The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17.
- The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4.
- The registration shall be valid for a period of 3 years commencing from **12/04/2019** and ending with **12/01/2023** unless extended by the Authority in accordance with the Act and the rules made there under.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Signature valid
Digitally Signed By KOMARU BHASKAR
(SECRETARY, TS RERA)
Date: 12-Apr-2019 12:05:10 IST

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Dated: **12/04/2019**
Place: **Hyderabad**


Telangana State Real Estate Regulatory Authority

FORM 'H'
[See rule 9(2)]
REGISTRATION CERTIFICATE OF REAL ESTATE AGENT

1. This registration is granted under section 9 with registration certificate bearing No: **A02500000028**

Anarock Property Consultants Private Limited having its registered office / principal place of business at Village: **Mandal**, District: **Hyderabad**, Pin: **500034** to act as a real estate agent to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in real estate projects registered in the State of Telangana in terms of the Act and the rules and regulations made there under.

2. This registration is granted subject to the following conditions, namely:-

- The real estate agent shall not 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 sold by the promoter which is required but not registered with the Authority.
- The real estate agent shall maintain and preserve such books of account, records and documents as provided under rule 12.
- The real estate agent shall not involve himself in any unfair trade practices as specified under clause (c) of section 10.
- The real estate agent shall facilitate the possession of all information and documents, as the allottee is entitled to, at the time of booking of any plot, apartment or building, as the case may be.
- The real estate agent shall provide assistance to enable the allottee and promoter to exercise their respective rights and fulfil their respective obligations at the time of booking and sale of any plot, apartment or building, as the case may be.
- The real estate agent shall comply with the provisions of the Act and the rules and regulations made there under.
- The real estate agent shall not contravene the provisions of any other law for the time being in force as applicable to him.
- The real estate agent shall discharge such other functions as may be specified by the Authority by regulations.

3. The registration is valid for a period of five years commencing from **30/11/2018** and ending with **29/11/2023** unless renewed by the Authority in accordance with the provisions of the Act or the rules and regulations made there under.

4. If the above mentioned conditions are not fulfilled by the real estate agent, the Authority may take necessary action against the real estate agent including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed By KOMARU BHASKAR
(SECRETARY, TS RERA)
Date: 30-Nov-2018 12:05:10 IST

Signature and seal of the Authorized Officer Real
Estate Regulatory Authority

Dated: **30/11/2018**
Place: **Hyderabad**

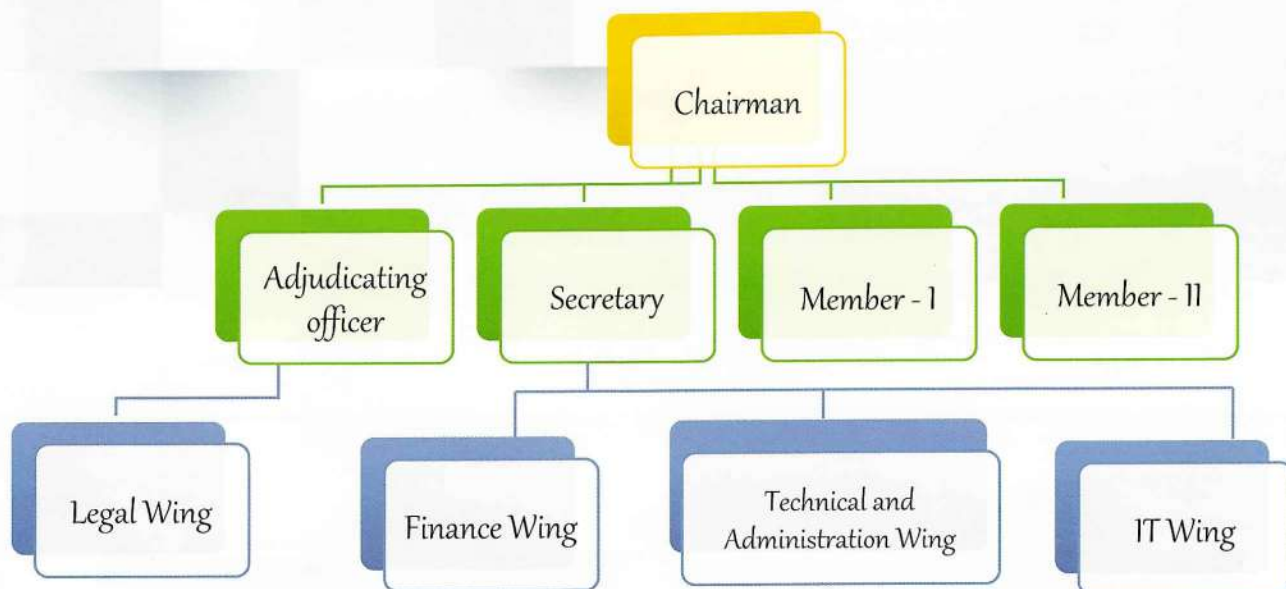
ACHIEVEMENTS

Modules for Registration of Projects, Agents & Complaints.



6. ORGANIZATION STRUCTURE

TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY



Work Station



Review meetings in
conference hall of TS
RERA

7. MEDIA COVERAGE

అతిథ్యం.. ఆన్‌లైన్ ఫిర్యాదులు!



తెలంగాణ
రెరా చైర్మన్
రాజ్‌శేఖర్ తివారీ

[illegible][illegible]

రెండు అనుమతి ఉండలేక పోయింది.

[illegible]

ఫిర్యాదు వస్తే పోలీస్ నోటిసు...

[illegible]

దమ్మ, ఉత్తరం
వ్యక్తివేదం..

వ్యక్తి వ్యక్తి దమ్మ పైతర
గురి నుమరి నుమరియ మెదిరి
య్యరి తిరుయిరుయి తిరుయిరుయి
అది అది. తిరు తిరుయిరు. ఉత్తర పైతర
యిరుయిరు, అది అదివ్యక్తి రెయి

అందుకు తగిన రీతిలో దేశపు
అభివృద్ధికి అవకాశం కల్పించే
రీతిలో జరిగిపోవాలి.

● మన రాష్ట్రంలో రెండు క్రియోజెనిక్ పార్కులు ఏర్పాటు చేశారు. ఇప్పటికే ఓషన్ వార్డు, క్రియోజెనిక్ రిసెర్చ్ డివీజన్లలో ప్రవేశపెట్టినవి. వీరిద్దరినీ కలిపి క్రియోజెనిక్ పార్కుగా పిలుస్తారు. రెండు వార్డులలోనూ కనీసం రెండు కోట్ల రూపాయలను ఏర్పాటు చేశారు. అంతర్జాతీయ రేణుకాదేవాలయ కమిటీని ఏర్పాటుచేసి ముంబైలోని కేంద్ర ప్రభుత్వంతో మొదటిదశలో, ఇరవీదశలో, కేటాయింపులకు రెండు మెట్లకీ ఆయన ప్రాజెక్టులకు సమయమివ్వడం వీలౌతుంటున్న మూడో మెట్లకీ వాటిని పరిష్కరించేందుకు తనకు సర్దుకొని ఉంటుంటుంది.

స్థలయజమానులూ 'రెరా' పరిధిలోకి!

- ప్రైవేటుల్లో, కొనుగోలుదారుల మధ్య వివాదాలన్నీ సామరస్యంగా పరిష్కరించాలి..
- వివాదాల బాధ్యత బాధ్యత కలిపి వహించాలి
- స్పష్టం చేసిన 'మనో' రేలా ప్రైవేట్ కంపెనీలకు ఛటల్

ಸಂಪನ್ಮೂಲ ಸಂರಕ್ಷಣೆ: ಮಲೆನಾಡು ಪ್ರದೇಶದ ಸಮೃದ್ಧ ವನ್ಯಜೀವಿ ಸಂಪನ್ಮೂಲವನ್ನು ಸುರಕ್ಷಿತವಾಗಿರಿಸುವುದು ಮತ್ತು ಅದರ ಸಂರಕ್ಷಣೆಗಾಗಿ ಅಗತ್ಯವಿರುವ ಕಾನೂನುಬಾಹಿರ ಚಟುವಟಿಕೆಗಳನ್ನು ತಡೆಗಟ್ಟುವುದು. ಇದರಲ್ಲಿ ವನ್ಯಜೀವಿಗಳ ಸಂರಕ್ಷಣೆ, ಅರಣ್ಯ ಸಂರಕ್ಷಣೆ, ಮತ್ತು ಪರಿಸರ ಸ್ವಚ್ಛತೆ ಮುಂತಾದವು ಸೇರಿವೆ. ಇದರಲ್ಲಿ ವನ್ಯಜೀವಿಗಳ ಸಂರಕ್ಷಣೆಗೆ ಅಗತ್ಯವಿರುವ ಕಾನೂನುಬಾಹಿರ ಚಟುವಟಿಕೆಗಳನ್ನು ತಡೆಗಟ್ಟುವುದು. ಇದರಲ್ಲಿ ವನ್ಯಜೀವಿಗಳ ಸಂರಕ್ಷಣೆ, ಅರಣ್ಯ ಸಂರಕ್ಷಣೆ, ಮತ್ತು ಪರಿಸರ ಸ್ವಚ್ಛತೆ ಮುಂತಾದವು ಸೇರಿವೆ.

పేపర్ ప్రకటనలు, రాకతో... హాస
ప్రచురించినా, రీతిలో వు

హాస్యం అంటే నవ్వులా వుంటే
మూలా వసూలు చేస్తారు. ఇప్పుడు
అదే మూలాలను మనకు ప్రయోజనపరుచు
పూజాదేవతలను పూజించాలి. ఉత్తర భారత
కులంలోని వారిని, గురూలను చూస్తే చూడాలి.

[illegible]

రామకృష్ణుని పాదాలను తాళింపబడినట్లుగా చూడవచ్చును. అది ఉత్తర భారతాన్ని సూచిస్తుంది.

అక్కడే పరిగెత్త గల నిర్మాణ సం
ప్రకారా దామరపాల్గేమంధా పోయి
కానీ, ఇక్కడ అలాంటి పరిస్థితుల్లేవు. మన
ప్రజల రోగా ప్రకారా చిలువపంతులైంది. అక్కడే
పర్వత అడవికానీ గర్భవయోగం చేసేటవాడూ, రోగా అవారితే

[illegible]

కొనుగోలుదారుల పరిరక్షణలో
వృత్తి నిపుణులు కీలకం

■ సెనా అగారిట్ నెరున్ రాజేశ్వర్ తివారీ

పాపరూపిణి, నవమనోరంజనా: మోహనాంబ
దేవనవర సుందరి ఇంద్ర కోమలియదాంబు
రేంద్రనందంబో పుత్రి నవరూపిణి ముఖ
మామక అని తెలుగూ రెండా అలాంటి వైష్ణవ
రాజేశ్వరి కివారి తెలివూ. గురువారం
మానవరూపిణిని రెండా కాలాగ్రయంబో
భార్యై ఆకొంటిప్పు, ఇంటిన్నీ, అగ్రీదన్న
లకు నిర్మాపు ప్రత్యేక అమావసాన నదయిన
విరామ చేరూ. ఈ సందర్భంగా ఆమెను
మోడ్చినట్లుండో. రెండా దళితుడు పుత్రాభి
నింపేవప్పుడు కప్పుడు నమాచారాన్ని వర్ణ
కూడదన్నాడు. నిర్మాపు వసురే పురోగమి
క్రమం వచ్చుకుండా నమాచారాన్ని ఆంధ్ర
యాలాగ్రయం. తెలంగాణ రెండా కాలాగ్ర
దన్న, కమ్మ మోడగరే మోడ్చాడు కనుక



రెండు కోడలు రియల్టర్ల సమన్వయన ద్వారా ఫాస్ట్ రోల్ ప్యాన్లుగా మారి వివరించారు. నిర్మాణంలో వినయోగించే సామర్థ్యం సంబంధించిన వివరాలు పొందుపర్చాల్సిన బాధ్యత వారిదే అనే ఆలోచన ఉన్నట్లు ఉద్ఘాటించారు. సమావేశంలో అతడే సంఖ్యలో వార్షిక ఆకృతి ఉంటుంది. ఇంజనీర్లు, స్ట్రక్చరల్ ఇంజనీర్లు, బాలకృష్ణ తదితరులు పాల్గొన్నారు.

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రేణుకాదేవి	రేణుకాదేవి
పట్టాభిషేకం	పట్టాభిషేకం

[illegible][illegible]

CC 2 CC

దా ర్జ	600-1000 గజాల్లో చేపదూకున్న నిర్మాణాలు	ఒక్కొక్కటి వార్షిక రూ. పైగా జరిమానాను లా
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PENALTY FINE

...!

అర్జునుడు దేవలవర్ణుడు హియనింగ్సు
శరణ పెంజున్న రెండు అధారాలే

Die beiden Männer stehen vor einem riesigen Fragezeichen. Der Mann links hält ein kleines Hausmodell. Rechts ist ein Teil eines Richterstuhls mit einem Hammer zu sehen.

අයිතමය	මිල (රුපියල්)
කුකුළු	579.45
කුකුළු පිත්	998.23
කුකුළු පිත්	612.91
කුකුළු පිත්	1104.94
කුකුළු පිත්	501.6
කුකුළු පිත්	661.48
කුකුළු පිත්	742.6
කුකුළු පිත්	727.74
කුකුළු පිත්	724.59

သိပ်

...and

A cartoon illustration showing a large, muscular arm holding a massive hammer, about to strike a small, two-story white house with a chimney. The scene is set against a plain background.

• **සමස්ත ප්‍රතිපත්ති**

8. STAKEHOLDERS VIEWS:

Before TSRERA (Telangana State Real Estate Regulatory Authority) the Real Estate Sector in the State was reeling under several issues and has been facing several challenges on-ground. Against this backdrop, after its introduction, TSRERA has played a very significant role. In a short period the TSRERA instilled a sense of discipline and order in the Sector. Of course, there is more to do in this area, and looks like the TSRERA is well poised to do that. To achieve the Aim of the RERA, the Act covered 'Functions and Duties of Developers', and 'Rights and Duties of Buyers', to be well understood and implemented.

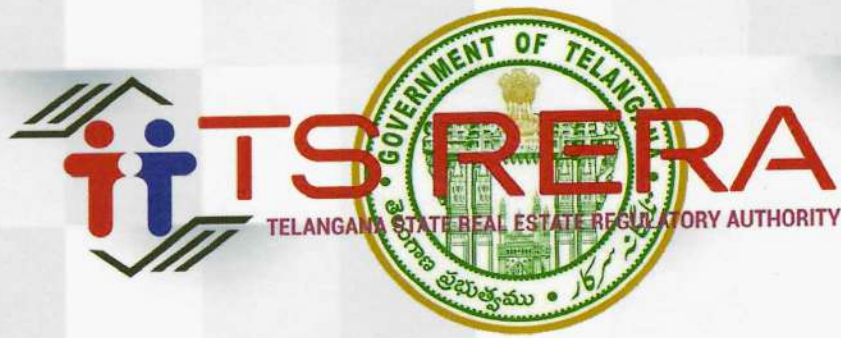
The Authority, in its true spirit, has risen to this daunting task by bringing many stakeholders on a single platform. It has conducted many Awareness Programs in many CREDAI Telangana Chapters like Hyderabad, Warangal, Nizamabad, Mancherial etc. The Authority is also easily approachable and readily available to resolve issues experienced by the Developers and Buyers and to address their concerns, in the process of implementation of the new law. In order to improve the customer experience further, we look forward to the Authority gearing up its Administration and facilities.

Gummi Ram Reddy,
President,
CREDAI.

The data available on the TS RERA website makes it one of the most detailed and informative, thereby also making it potentially one of the most useful platform for homebuyers to base their decisions on. The TS RERA has now certainly armed the consumers with a granularity of details on real estate projects which was not available to them previously. As the RERA concept evolves further, keeping in mind that it is a process and not a one-time event, the available information will be very useful. Though TS RERA took some time to take off, the authority is taking various steps for encharging the real estate developers to register their projects. As of now it looks like most of the developers are not very serious about RERA and not aware of its powers. Now I hope that TS RERA soon turns into one such Regulatory Authority and constitutes a RERA Conciliation and Dispute Resolution Forum to address homebuyers grievances.

B T Srinivasan
General Secretary
United Federation of Resident
Welfare Associations, Telangana





REAL ESTATE REGULATORY AUTHORITY ANNUAL REPORT 2018 - 2019



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