



Telangana State

# Real Estate Regulatory Authority

ANNUAL  
REPORT

2019-  
2020





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**Sri. Somesh Kumar, IAS**  
**Chairman TS-RERA**



**CHIEF SECRETARY**  
**GOVT. OF TELANGANA**

### **Chairman's Statement:**

I am glad to present the Annual Report of Telangana State Real Estate Regulatory Authority 2020.

We have taken steps towards transforming the real estate sector in the State, promoting transparency, accountability, financial discipline and compliance.

Since its inception, TSRERA has always been proactive in implementation of Real Estate (Regulation and Development) Act. TSRERA is an authority with fully paperless, online and completely transparent office from day one. We have, in this year issued 1351 project registrations and 736 Agent registrations. The Authority has been disposing complaints ensuring speedy dispute redressal.

Our first priority has always been to eliminate the hurdles being faced by the stakeholders in implementation of the registration of projects and agents thus facilitating the prospective consumers to proceed with the buying of flats/plots/units of their choice in a very transparent and lucid manner. Also it has always been our primary task to mitigate problems being faced by the consumers in line with the provisions of the Act and Rules in its letter and spirit.

I would like to express my gratitude to all stakeholders including TSRERA officials, Promoters and consumers for their commitment and contribution to the development and realization of TSRERA.

This Annual Report is articulation of our major undertakings and accomplishments over the last one year. It documents the journey of TSRERA in bringing greater transparency, accountability and trust in the Real Estate Sector in Telangana.



## A. Introduction

- i. Real Estate (Regulation & Development) Act, 2016 has come into force on 26th March 2016 and Government of Telangana notified the Telangana Real Estate (Regulation & Development) Rules 2017 vide G.O.Ms.No.202, Dt.31-07-2017. Interim authority was constituted on 11-01-2018. Interim authority is constituted vide G.O.Ms.No.06 dated 11-01-2018. 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 vide G.O.Ms.No.8, Dt.11-01-2018.

The online web portal & office was inaugurated by Hon'ble Minister Sri. K. Taraka Ramarao garu on 31 August 2018 and started functioning from the date of inauguration. TS-RERA stands in Sixth position in the country in the registration of Projects as per the RERA implementation progress report of the Ministry of Housing and Urban Affairs, Government of India.

### ii.Objectives:

- ✓ To bring Transparency & Trust in Real Estate Sector.
- ✓ To protect the interest of consumers and promoters in Real Estate Sector.
- ✓ Establishing adjudicating mechanism for speedy dispute redressal.
- ✓ Creating awareness among the stakeholders.
- ✓ Focussing on timely completion of the projects.
- ✓ Maintain website with details of registered projects and real estate agents.
- ✓ Ensure sale of plots and apartments in a transparent manner.



### iii. Important achievements:

The Authority in this year registered 1351 Real Estate Projects. There is 2.4 times increase in registration of the Real Estate Projects when Compared to last year i.e. from 551 to 1351.

The Authority in this year registered the 736 Real Estate Agents. There is 2 times increase in registration of the Real Estate Agents when Compared to last year i.e. from 359 to 736.

The registration of Project & Agents Details are as follows:

Description	2018-19	2019-20
Projects	551	1351
Agents	359	736
Total	910	2087

### Complaints Redressal:

This year 17 complaints received under Form M out of which the Authority has taken decision in one Project and remaining 16 are under process.

Around 89 General complaints were received by the Authority which are under process.



#### iv. The year in review:

##### a. Landmark decisions: The Orders passed by TS RERA.

In view of the outbreak of the pandemic, all the TSRERA registered projects whose completion date expired on or after 15th March, 2020, the period of validity for registration of such projects were extended for (06) months i.e from 15.03.2020 to 15.09.2020 and subsequently extended by another 6 months i.e.till 15-3-2021.

The Promoters applying to TSRERA for registration of their real estate project shall have to mandatorily disclose their GST registration certificates.

##### b. Legislative work:

The Authority recieved (17) complaints under Form M and the same are under process.

##### c. Outreach programme:

TSRERA participated in events for stakeholders including promoters, Real Estate Agents, Consumers, Chartered Accountants, Architects etc., The objective of this program is to create awareness on provisions of RERA Act & Rules and to take feedback from the stake holders such as project Promoters, Agents and Project Professionals. Few snapshots include:





**v. Capacity building:**

TS-RERA realises that capacity building is one of the most important factors for successful implementation of various initiatives that it is undertaking. Accordingly, TS-RERA has conducted Orientation Programme and hands-on-training to its officials. The details are as follows:

- a) Regular training on modules to all TS-RERA Officers and employees.
- b) Regular training on registration/correction/updation modules to the Promoters, Agents and Consumers covering about 1500 Professionals in the State.

**vi. International engagements:**

The TS RERA is focused on driving the implementation of the RERA Act, hence was not part of any International Engagements.

**viii. Impact on:****a. Allottees:**

Nearly 3.75 Lakh Flats/Units are proposed in registered Real Estate Projects which accommodates 15.75 Lakhs citizens. Maximum of them will be accommodated in five districts namely Rangareddy Medchal-Malkajgiri, Hyderabad, Sangareddy and Warangal.

Nearly 1.25 Lakh plots are proposed in 310 registered Real Estate Projects which can accommodate 5.62 Lakhs citizens in future. Maximum of them will be accommodated in four districts namely Rangareddy Medchal-Malkajgiri, Sangareddy and Yadadri-Bhuvanagiri.

**b. Promoter:**

There is an increasing trend in the registration of Real Estate Projects from 551 in 2018-19 to 1351 in 2019-2020. Maximum increase in five districts namely Rangareddy Medchal-Malkajgiri, Hyderabad, Sangareddy and Warangal.

Most of the projects registered relate to residential property which implies that real estate market in the State was dominated by residential housing.

**c. Real Estate Agents:**

There is an increasing trend in the registration of Agents from 359 in 2018-19 to 736 in 2019-2020.

**d. Economy:**

Around Rs. 32,649 Crores in the year 2019-20 in 1351 Real Estate Projects. About 3000 number of professionals played their role in completion of projects.

18 Lakh labour engaged in the Real Estate Sector in the State.

- About Rs.13.48 Cr collected towards Project & Agent Registration fee.



## B.Registration of Promoters and Real Estate Agents under the Act:

### 1.In relation to Promoters:

A total of 1351 Projects were registered during the year 2019-20 raising the total number of such projects from 551 to 1902 upto march 2020. Amount collected towards registration fee Rs.12.27 Cr.

The year wise Registration of Projects are shown in below table

Year wise Status		
Sl No	Financial Year	No of Projects Registered
1	2018-2019	551
2	2019-2020	1351

Project wise registration particulars are enclosed at Annexure - I

### Analysis of Real Estate Projects registered with TSREERA:

- Out of 1351 projects, the max. number of projects registered from Rangareddy District with 550 projects, Medchal Malkajgiri District with 367 projects, Hyderabad District with 111, Sangareddy District with 99 and Warangal District with 68.
- The max. number of Residential projects covered in Rangareddy District with 378, Medchal Malkajgiri with 320, Hyderabad with 91, Warangal District with 68 and Sangareddy District with 50.
- The max. number of Commercial projects covered in Rangareddy District with 27, Hyderabad with 11.
- The max. number of Mixed Development projects covered in Hyderabad with 06, Rangareddy District with 04 and Medchel-Malkajgiri 04.
- The max. number of Plotted Development projects covered in Rangareddy District with 141, Sangareddy District with 48, Yadadri Bhuvanagiri with 39 Medchal Malkajgiri with 39.





### Registration of Projects and its Type - District wise status:

SL. No	Name of the District	Project type				Total
		Residential	Commercial	Mixed Development	Mixed Development	
1	Adilabad	-	-	-	03	03
2	Badradri Kothagudem	06	-	-	-	06
3	Hyderabad	91	11	06	03	111
4	Jagityal	04	01	-	-	05
5	Jangon	-	-	-	03	03
6	Jayashankar Bhupalpally	-	-	-	-	-
7	Jogulamba Gadwal	-	-	-	-	-
8	Kamareddy	03	-	-	-	03
9	Karimnagar	09	-	-	0	09
10	Khammam	10	-	-	-	10
11	Komarambheem (Asifabad)	-	-	-	-	-
12	Mahabubabad	02	-	-	01	03
13	Mahabubnagar	11	-	-	06	17
14	Mancherial	03	01	-	01	05
15	Medak	03	-	-	04	07
16	Medchal Malkajgiri	320	04	04	39	367
17	Nagarkurnool	-	-	-	02	02
18	Nalgonda	-	-	-	03	03
19	Nirmal	01	-	-	-	01
20	Nizamabad	10	-	-	-	10
21	Peddapally	04	01	-	-	05
22	Rajanna Siricilla	01	-	-	-	01
23	Rangareddy	378	27	04	141	550
24	Sangareddy	50	-	01	48	99
25	Siddipet	02	-	-	01	03
26	Suryapet	01	-	-	01	02
27	Vikarabad	-	-	-	06	06
28	Wanaparthy	01	-	-	-	01
29	Warangal (Rural)	-	-	-	01	01
30	Warangal (Urban)	68	02	-	08	78
31	Yadadri Bhuvanagiri	01	-	-	39	40
32	Mulugu	-	-	-	-	-
33	Narayanpet	-	-	-	-	-
<b>Total</b>		<b>979</b>	<b>47</b>	<b>15</b>	<b>310</b>	<b>1351</b>



**Distribution of Registration of Projects district wise are shown in the map:**



## 2. In relation to Agents:

A total of 736 Agents were registered during the year 2019-20 raising the total number of such Agents from 359 to 736 upto march 2020. Amount collected towards registration fee Rs.1.21 Cr. The year wise Registration of Agents are shown in below table

Year wise Status		
Sl No	Financial Year	No of Agents Registered
1	2018-2019	359
2	2019-2020	736

The details of Registration of Agents are enclosed at Annexure-II



**C.Number of cases filed before the Authority and the adjudicating officer for settlement of disputes and number of cases disposed:**

Sl.No.	No. of cases pending in the last quarter with the Authority	No. of cases received during the quarter by the Authority	No. of cases disposed of by the Authority
1	12	77	65

The appointing of the Adjudicating officer is under process.

Sl. No.	No. of cases pending in the last quarter with the adjudicating officer	No. of cases received during the quarter by the adjudicating officer	No. of cases disposed of by the adjudicating officer
	-	-	-

**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:**

Sl.No	Survey conducted	Observation of Authority	Remedial steps taken
1	The Authority gathered information about the promoters who are advertising real estate projects without registering with the Authority and were not following the provisions under the Act and Rules	It is observed that certain Projects have not submitted their applications for registration with the Authority but have proceeded to advertise, market or sell to the consumers at large	Show cause notices were issued to 180 such Promoters.
2	The Authority collected information about the promoters who are advertising their real estate projects in the newspapers.	It is observed that certain projects have not submitted their applications for registration with the Authority but have proceeded to advertise, market or sell to the consumers at large and certain registered promoters were not displaying the RERA registered number on their respective project brochures, pamphlets, etc.,	Show cause notices were issued to such promoters



3	Authority informed the sanctioning authorities to incorporate a condition to register the projects in sanctioned building/layout proceedings	Most of the promoters have come forward for registration of their projects with the Authority.	
4	Collected the information on non-updation of quarterly reports	Many promoters have not updated the quarterly reports.	Mails sent to those promoters who did not update the quarterly reports.
5	Advertisements published in leading newspapers cautioning buyers not to buy flats/plots/units in un-registered projects and also creating awareness to the stakeholders since inception.	Most of the promoters have come forward for registration of their projects.	Show Cause notices are being issued.

**E. Statement on steps taken to mitigate any non-compliance of the provisions of the Act and the rules and regulations made there under by the promoters, allottees and real estate agents:**

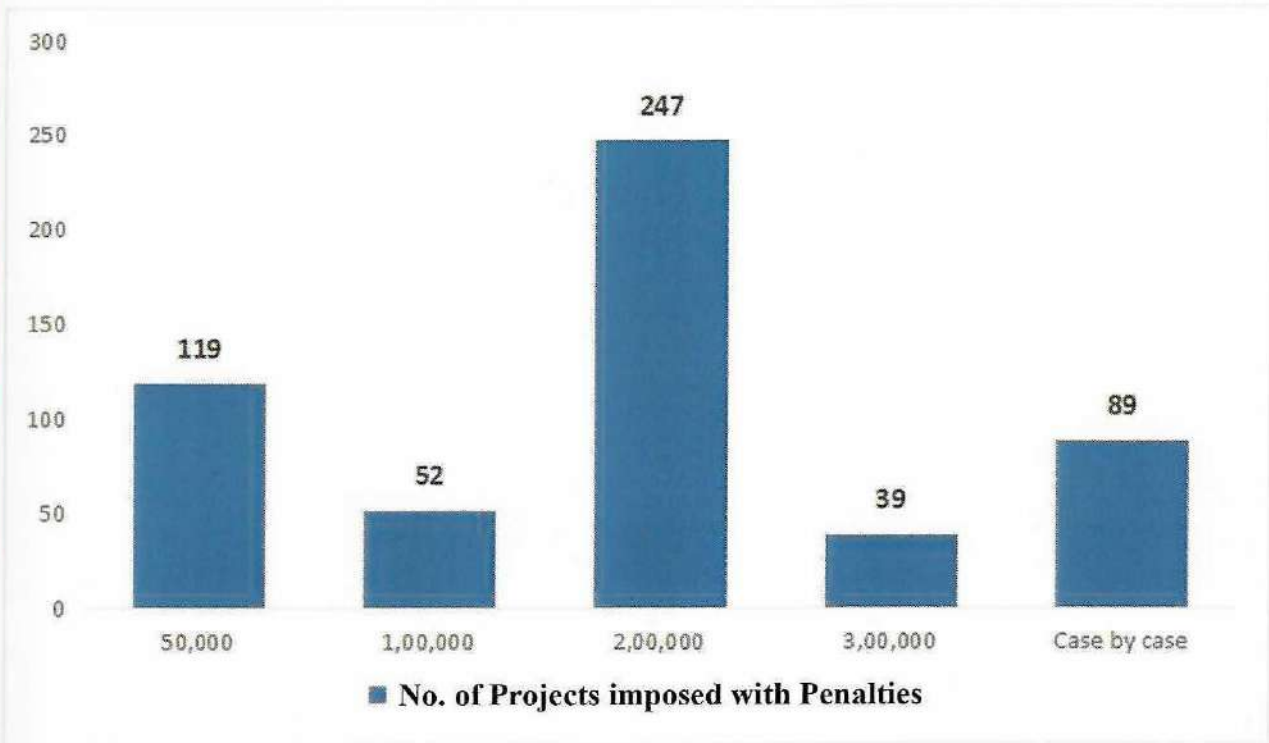
Sl. No	Subject	Steps taken	Results achieved
1	Awareness through Print media	1.Show cause notices issued to Promoters who have not registered with RERA 2.Cautioned the Real Estate Promoters, Agents and Citizens about the provisions of RERA Act and Rules through press	2.4 times increased in the registration of Real Estate projects and 2 times increased in the registration of Real Estate Agents were observed.
2	Awareness through interaction	Meetings with Promoters, Agents and other stakeholders were conducted covering Hyderabad, Warangal and other Districts	Increase in the registration of Real Estate projects in certain Districts such as Warangal, Sangareddy, Rangareddy, Hyderabad, Medchal-Malkajgiri.
3	Imposing of Penalty	Penalty imposed on promoters for the ongoing projects for non-compliance with the registration rules and provisions	116 Projects registered duly collecting the Penalties
4	Show Cause Notices for violation of provisions in the Act and Rules	Show Cause Notices were issued to the promoters for violation of provisions of the Act and Rules in respect of not displaying the RERA approval status and registration number on their advertisements, brochures, etc.,	Promoters complied and started publishing RERA approval status and Registration certificate numbers in their advertisements.



**F. Statements on directions of the Authority and the penalty Imposed for contraventions of the Act and the rules and Regulations made there under:**

Around 546 Project Promoters have paid penalty for the registration of the Project submitted the applications to the Authority

The details of Penalties imposed are enclosed at Annexure- II.



Amount collected towards penalties in the year 2019-2020.

S. No	Description	Amount Collected
1	119 Promoters paid penalties under Rs. 50,000 slab	0.08 Cr
2	52 Promoters paid penalties under Rs. 1,00,000 slab	0.12 Cr
3	247 Promoters paid penalties under Rs. 2,00,000 slab	0.28 Cr
4	39 Promoters paid penalties under Rs. 3,00,000 slab	1.17 Cr
5	89 Promoters paid penalties on case-by-case basis	0.73 Cr
Total Amount Collected		2.28 Cr



**Statement on interest and compensations ordered by the adjudicating officer:**

No order has been passed as the Proposals for appointing of Adjudicating officer is under process.

Sl. No	Name of the allottee	Details of the directions issued by the	Penalty / interest / compensation imposed	Whether paid
	-	-	-	-

Sl.No	Name of the real estate agent	Details of the directions issued by the	Penalty / interest / compensations imposed	Whether paid
1.	-	-	-	-

**G. Investigations and inquiries ordered by the Authority or the Adjudicating Officer:**

No order has been passed

**H. Orders passed by the Authority and the adjudicating officer:**

Received 17 complaints under Form M which are under process.

**I. Execution of the orders of the Authority and imposition of penalties:**

Nil

**J. Execution of the orders of the adjudicating officer and imposition of Interest and compensation:**

The appointing of Adjudicating officer is under process.

**K. Appeals:**

No appeals have been filed with the Appellate Tribunal.

**L. References received from the appropriate Government under section 33:**

Nil

**M. Advocacy measures under sub-section (3) of section 33:**

In this year the focus was on the Implementation of Key Provision of the Act and Rules and hence there are no advocacy measures were undertaken.



**N. Administration and establishment matters:**

**i.Report of the Secretary:**

I am happy to state that Telangana State Real Estate Regulatory Authority stands at 6th position in the Country. The project promoters are coming forward for Registration of the projects as there is increase in three folds when compared to last year. Maximum of the Real Estate projects got registered from 5 Districts in the Telangana state i.e., Rangareddy, Medchal Malkajgiri, Hyderabad, Sangareddy, Warangal.

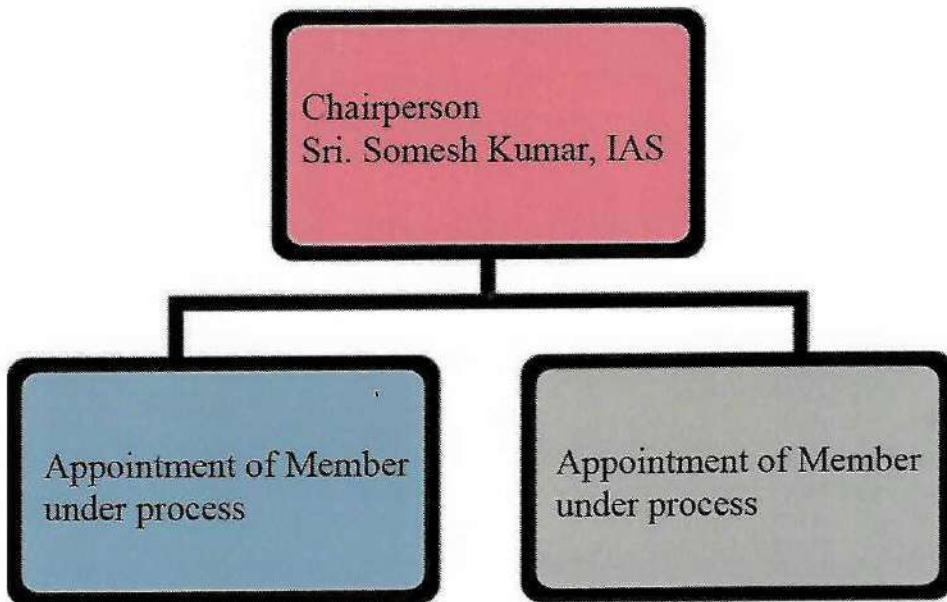
I am Thankful to our Honourable Chairman Sir under his able guidance we are discharging our duties very effectively.



K Vidyadhar,  
Director of town and  
country planning,  
Secretary, TSRERA

**ii.Composition of Authority:**

The Telangana Real Estate Regulation Authority Consists of Chairperson and the appointment details are shown below:



**iii.Details of Chairperson and members appointed in the year and of those who demitted office.**

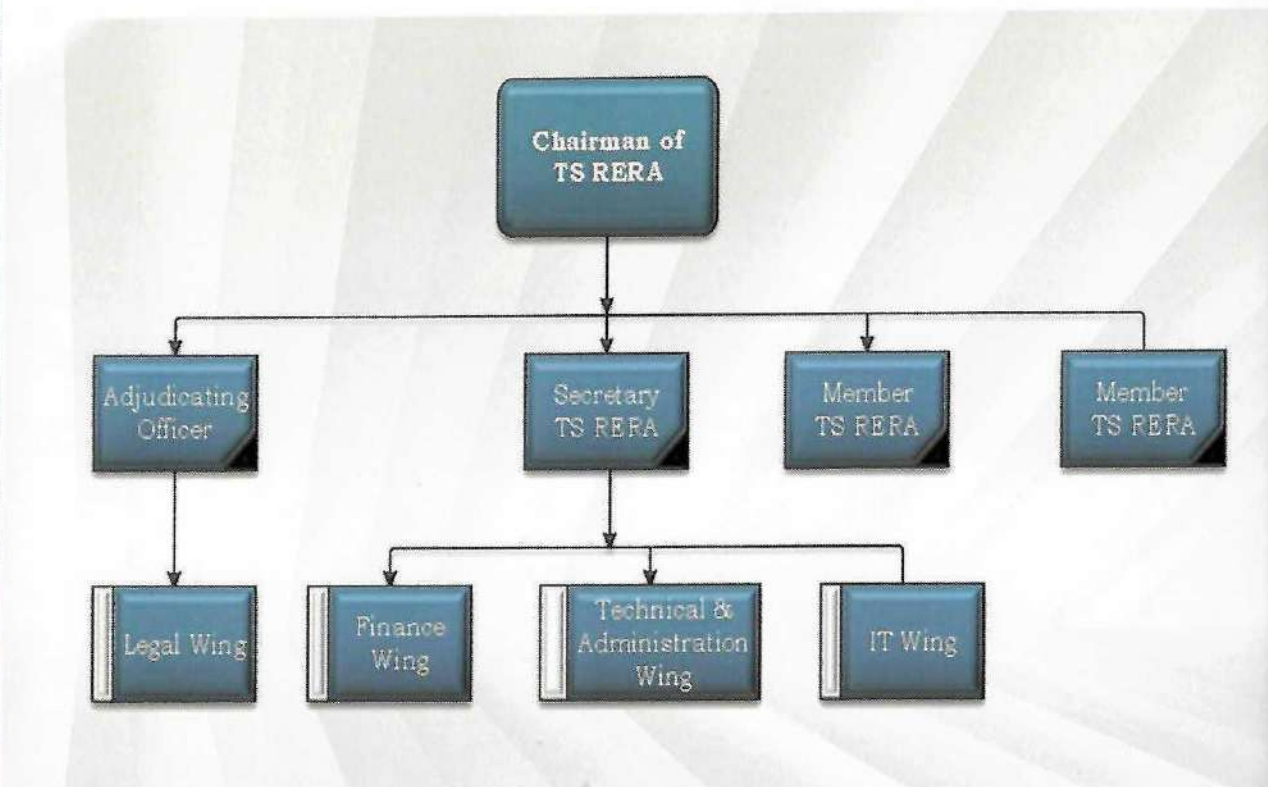
Designation	Name	Duration of Service
1.Chairperson,TSRERA	Sri. Rajeshwar Tiwari.IAS	31-08-2018 to17-08-2019
2.Chairperson,TSRERA	Shri,Somesh Kumar ,IAS	18-08-2019 to onwards

**iv.Details of adjudicating officers appointed in the year and those who Demitted office:**

Nil



v.Organizational Structure; to be changed



vi.A tabular statement containing information on personnel in the Authority, category-wise:

Further the Government have issued directions vide Memo.No. 12183/Plg.II(2)/2018 dt:15.06.2018 regarding creation of certain staff for establishment of RERA office, for implementation of RERA Act in the State of Telangana. The following Officers and staff are working in TS-RERA Office.

Sl. No.	Cadre	No
1.	Secretary (i/c)	1
2.	Deputy Director on deputation	1
3.	Finance Officer on deputation	1
4.	P.A to Chairman on O.D basis	1
5.	Technical staff (at the cadre of Assistant Director / Deputy Director) on O.D basis	3
6.	Junior Assistant working on outsourcing basis	4
7.	Office sub-ordinates working on outsourcing basis	2



### O. Experts and Consultants Engaged:

IT Consultant – 1  
Chartered Accountant – 1

### P. Employment Welfare Measures:

Proposal submitted to the Telangana state Government for deputation Allowance i.e 25% of the basic salary in excess of regular salary to the Employees appointed in the TS RERA.

### Q. Budget and Accounts:

Sr. No	Heads of Accounts	Original Budget for FY 2018-19	Revised Budget for FY 2018-19	Budget for FY 2019-20
		Amt (INR)	Amt (INR)	Amt (INR)
<b>A.</b>	<b>Personnel Cost</b>			
	Salary/Remuneration to Chairman & Members	0	0	0
	Salary to Deputation Staff	0	0	18,42,258
	Payment to agency for Contract Staff	29,27,780.10	29,27,780.10	19,72,669
	Pay and allowances – Domestic	1,35,536	1,14,124	0
	Telephone and other allowances to Chairman, Members & officers	0	0	0
	Pension contribution and Leave Salary contribution	0	0	2,05,918
	Employers Contribution to Provident Fund	0	0	79,908
	Training Charges	0	0	63,018
	Leave Travel concession			
	<b>Total Personnel Cost A</b>	<b>3063316.1</b>	<b>3041904.10</b>	<b>4163771</b>
<b>B.</b>	<b>Adminstration Expenses</b>			
	Telephone Expenses	112213	1,02,012	94,152
	Advertisement and Promotional exp.	446256	4,05,688	19,98,676
	Computer Expenses, Repairs & AMC	0	0	14,868
	Electricity Charges	0	0	0
	Internet & Website charges	77866	70,788	4,42,500
	Legal and Professional Fees	0	0	53,000



Sr. No	Heads of Accounts	Original Budget for FY 2018-19	Revised Budget for FY 2018-19	Budget for FY 2019-20
	Legal and Professional Fees	0	0	53,000
	Vehical Hire Expenses & car reimbursement	0	0	0
	Office Expenses	1,43,839	1,43,839	58,883
	Postage and Telegrams	0	0	87,500
	Printing & Stationary	0	0	99,668
	Rent, Rates and Taxes	0	0	49,94,988
	Refreshment Expenses for Chairman & Members			
	Travelling Expenses and Conveyance to Chairman & Members	0	0	0
	Travelling Expenses and Conveyance to Staff	0	0	13,456
	Misc. Expenses	0	0	12,850
	Payment to House keeping Exps	356246	3,32,042	6,56,649
	Payment to the Consultant	0	0	7,80,848
	Service charges for software			15,24,539
	Inauguration Expenses	305679	2,77,890.32	0
	Total Administration Expenses	14,42,099	13,32,259.32	1,08,32,577.00
<b>C.</b>	<b>Capital Expenditure</b>			
	Office Equipment	28,50,905	25,91,732	0
	Furniture & Fixtures	1,03,11,849	93,74,409.20	0
	Computer / Laptop / Ipad / Printers / EPAX/Phone	15,32,080	13,92,800	1,54,800
	Total Capital Expenditure - (C)	1,46,94,834	1,33,58,941.20	1,54,800



Sr. No	Heads of Accounts	Original Budget for FY 2018-19	Revised Budget for FY 2018-19	Budget for FY 2019-20
	Total Expenditure (A+B+C)	1,92,00,249.10	1,77,33,104.42	1,51,51,148.00
<b>D.</b>	<b>Revenue Receipt – Probable</b>			
	Grant from HMDA		5,00,00,000.00	0
	Appeal Fees from complainants			
	Interest on FD			
	Interest from Bank on SB A/c		34,59,542.00	1,47,47,299.00
	Total Revenue Receipt		5,34,59,542.00	1,47,47,299.00
<b>E.</b>	<b>Deposits &amp; Liabilities</b>			
	Deposits on A/c of Penalty		0	0
	Total Receipts (D+ E)		5,34,59,542.00	1,47,47,299.00

#### R. International cooperation:

In this Year the, TS RERA has focused on driving the Implementation of the Act, hence there was no International Engagements.

#### S. Capacity Building:

The inhouse training was held for all the Officers and employees of the TS-RERA on the processing of Registration of Projects & Agents.

#### T. Ongoing programmes:

Nil



**U. Right to Information:**

<b>Sl.No.</b>	<b>Right to Information</b>	<b>Nos.</b>
<b>1</b>	Number of applications received by CPIO/ACPIO seeking information under RTI Act;	20
<b>2</b>	Number of applications for which information has been provided by CPIO;	20
<b>3</b>	Number of applications pending with CPIO;	0
<b>4</b>	Number of appeals filed before the First Appellate Authority against the order of CPIO;	0
<b>5</b>	Number of appeals which have been disposed of by First Appellate Authority;	0
<b>6</b>	Number of appeals pending with the First Appellate Authority;	0
<b>7</b>	Number of applications/appeals not disposed of in the stipulated time frame.	0

**Chairman**