



Telangana Real Estate Regulatory Authority (TG RERA)

Annual Report
2023-24



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Message from the Hon'ble Chairman

In Telangana the regular RERA is established in June-July, 2023 vide G.O.Ms.No.84 and 85 MA&UD (Plag.III) Dept., Dated:12-6-2023 and functioning from June-July - 2023

It gives me great pleasure to present the Annual Report of the Telangana Real Estate Regulatory Authority (TGRERA) for the Financial Year 2023–24.

The year under review reflects consolidation, stability, and strengthened regulatory Oversight in Telangana's real estate sector. With 2,039 projects registered during the year and 1,104 projects reaching completion, the sector continues to demonstrate structural resilience supported by sustained economic growth, infrastructure expansion, and growing end-user confidence. Development activity remains concentrated in key growth corridors such as Rangareddy, Medchal–Malkajgiri, and Sangareddy districts, while Tier-II and emerging districts are increasingly participating in regulated development, reflecting the expanding footprint of transparency across the State.

TGRERA's mandate extends beyond registration to continuous lifecycle-based oversight. During FY 2023–24, the Authority monitored 14,564 Quarterly Progress Reports across Forms 1, 2, and 3, ensuring multidisciplinary validation of construction progress, structural compliance, and financial discipline. Further, 1,049 projects submitted Statement of Accounts and Audit Reports (Form–7), and 565 projects filed Overall Completion Certificates (Form–1A), reinforcing adherence to statutory obligations at every stage of project execution.

Recognizing the critical importance of financial prudence, the Authority issued comprehensive directions to strengthen escrow compliance and prevent



diversion of funds. These measures reaffirm the statutory requirement that amounts realised from allottees and project borrowings are deposited and utilised strictly in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016. Such interventions have strengthened accountability among promoters, lenders, and financial certifying professionals.

In parallel, TGRERA continued to build institutional capacity through strategic collaborations with academic and professional institutions, while strengthening grievance redressal mechanisms to ensure timely adjudication and protection of stakeholder interests.

As we move forward, our focus remains steadfast — to uphold transparency, promote financial discipline, protect homebuyers, and ensure achieving of the objectives. The progress achieved during FY 2023–24 reflects the collective commitment of promoters, professionals, financial institutions, and homebuyers in embracing a regulated and accountable real estate ecosystem.

I place on record my appreciation for all stakeholders and reaffirm the Authority's commitment to strengthening regulatory governance in the years ahead.

Dr. N. Satyanarayana, IAS (R)
Chairman, TGRERA



2. Overview of Real Estate Sector in Telangana (FY 2023–24)

Telangana, despite being one of India's youngest states, continued during FY 2023–24 to consolidate its position as a leading centre of economic dynamism and urban transformation in Southern India. Its capital city, Hyderabad, has evolved beyond a regional commercial hub into a nationally and globally recognised destination for Information Technology (IT), Pharmaceuticals, Biotechnology, Aerospace, and Global Capability Centres (GCCs). The metropolitan region remains the administrative nucleus and primary growth engine of the State, with economic momentum radiating into surrounding districts and emerging urban clusters.

The State's macroeconomic framework during FY 2023–24 was characterised by stable growth, rising urbanisation, and sustained capital expenditure on infrastructure. Continued expansion of the services sector, particularly IT and allied industries, supported employment generation and income growth, thereby maintaining steady end-user demand across housing and commercial real estate segments. Telangana's policy environment and governance architecture continued to foster investor confidence, reinforcing its reputation as an investment-friendly jurisdiction.

Infrastructure-led development remained central to the State's real estate trajectory during the year. The Outer Ring Road (ORR) corridor continued to serve as a structural backbone for suburban expansion, while ongoing works under the Strategic Road Development Programme (SRDP) and radial connectivity projects significantly enhanced intra-city mobility. Improvements in transport infrastructure facilitated decentralised development and unlocked new parcels of land for residential and mixed-use projects. Peripheral growth belts witnessed gradual consolidation, reflecting a spatial redistribution of demand aligned with improved accessibility.

Geographically, western Hyderabad remained the principal growth corridor, driven by proximity to major IT and financial districts. Emerging micro-markets along the ORR and northern suburban belts continued to attract development activity, supported by connectivity improvements and availability of land. The market maintained a



relatively balanced supply-demand dynamic, with inventory levels remaining within manageable thresholds compared to other metropolitan regions.

The commercial real estate segment sustained its growth momentum during the year, supported by leasing activity from IT/ITeS enterprises, GCC expansions, and pharmaceutical and research-oriented establishments. Expansion of Grade-A office space in established hubs complemented steady absorption levels. The commercial segment's performance had a reinforcing impact on residential demand in employment-linked corridors, reflecting the integrated and interdependent nature of Hyderabad's urban growth model.

The regulatory and administrative ecosystem during FY 2023–24 continued to emphasise transparency, procedural efficiency, and compliance-driven development. Implementation of the Telangana State Building Permission Approval and Self-Certification System (TS-bPASS) facilitated time-bound processing of approvals, while digitisation initiatives in land administration and registration enhanced transactional clarity. The broader regulatory framework governing the sector supported structured growth and strengthened stakeholder confidence.

Overall, the real estate sector in Telangana during FY 2023–24 exhibited stability, infrastructure-supported expansion, and sustained investor confidence. The year reflected consolidation within a structurally resilient market environment, anchored in strong macroeconomic fundamentals and supported by continued public investment in connectivity and urban infrastructure.



3. Legal Oversight and Project Documentation

TGRERA is committed to ensuring transparency and protecting homebuyers by enforcing strict compliance with **Section 3 of the Real Estate (Regulation and Development) Act, 2016**. In accordance with this provision, no promoter is permitted to advertise, market, book, sell, or offer for sale, collecting money or invite persons to purchase in any manner any plot/apartment/building any real estate project without prior registration with the Authority. The requirement applies to projects exceeding 500 square meters of land area and comprising more than eight apartments/units.

By mandating compulsory registration before any sale or marketing activity, the Authority has effectively curbed the practice of unregulated sales. This ensures that buyers have access to verified project information and statutory disclosures before making investment decisions, thereby safeguarding their interests and promoting an accountable real estate environment.

4. Strengthening Compliance through Regulatory Directives

During FY 2023–24, the Authority issued targeted circulars to reinforce transparency, statutory conformity, and due diligence within the real estate ecosystem.

Vide Circular dated 22.12.2023, all applicants seeking registration as Real Estate Agents were mandated to submit a notarized “**Agent Criminal Antecedents Declaration**” affidavit. The prescribed format requires agents to declare absence of criminal convictions or pending cases, affirm non-involvement in fraudulent practices, consent to background verification, and acknowledge legal consequences for false disclosures. This measure aligns the Authority’s regulatory framework with Anti-Money Laundering (AML) and Countering Financing of Terrorism (CFT) guidelines and strengthens integrity in agent registration.

Further, vide Circular No. 326/2024/TSRERA dated 24.02.2024, promoters were directed to submit an **Affidavit-cum-Declaration under Section 4(2)(g) of the Real**



Estate (Regulation and Development) Act at the time of project registration. The declaration affirms that the terms and conditions of the Allotment Letter, Agreement of Sale, and Conveyance Deed are fully compliant with the provisions of the Act, Rules, and Regulations made there under, and that any inconsistent clause shall be deemed invalid.

These regulatory interventions strengthened disclosure standards, enhanced accountability among stakeholders, and ensured that contractual documentation and registration processes remain firmly anchored within the statutory framework of the Act, thereby safeguarding consumer interests.

5. Registered vs Completed Projects (FY 2023–24)

During FY 2023–24, a total of **2,039 projects** were registered across all categories in Telangana. While **940 projects remained ongoing and 1099 project completed during 31 March 2024.**

The distribution across categories indicates the following:

- **Residential Projects:** 1,137 registered, of which 393 were completed and 744 remained ongoing.
- **Commercial Projects:** 37 registered, with 13 completed and 24 ongoing.
- **Mixed Development Projects:** 11 registered, with 2 completed and 9 ongoing.
- **Plotted Development Projects:** 854 registered, with a significantly higher completion count of 691 projects, while 163 remained ongoing.

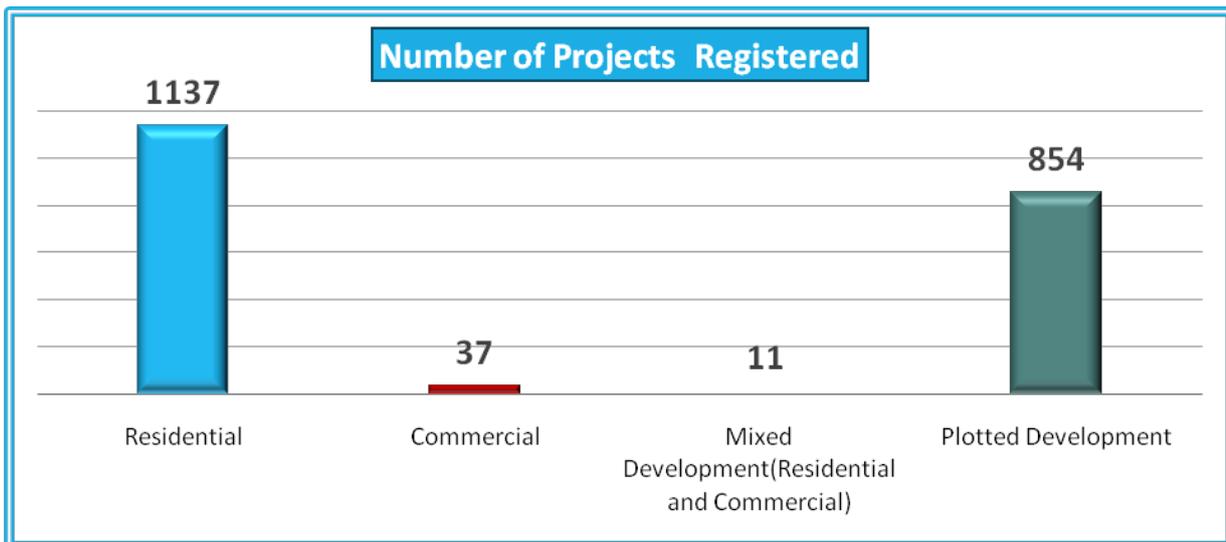


TG RERA Ongoing/Completed Registered projects status as on Dt. 31-03-2024

Particulars	Residential	Commercial	Plotted	Mixed Projects	Grand Total
On going Projects	2076	91	230	34	2431
Completed Projects	3290	132	2070	41	5533

TG RERA Registered Projects From 1st April 2023 to 31st March 2024

Particulars	Residential	Commercial	Plotted	Mixed Projects	Total
Number of Projects Registered	1137	37	854	11	2,039
Floors / Plots	37152	384	1087280	270	11,25,086
Total Area Covered Area (Sq. Mtrs)(In Lakhs)	10595.27	3.40	63649.15	4.33	74,252.15
Build-up Area (Sq. Mtrs)(In Lakhs)	93970.42	29.99	39785.54	20.97	1,33,806.92



6. District Wise Project along with Major Districts Details:

Looking at project registrations by district really shines a light on how development is spreading across the state. It shows where urban sprawl is heading and where new economic hotspots are popping up. Hyderabad and its suburbs areas are still leading the pack, but it's encouraging to see Tier-II cities stepping up with solid participation—this points to more balanced growth statewide.

TGRERA DISTRICT-WISE REAL ESTATE PROJECTS REGISTRATIONS ABSTRACT REPORT (1 April 2023 to 31.03.2024)

Name of the District	Residential	Commercial	Mixed Development (Residential & Commercial)	Plotted Development	Total Project Count
Adilabad	1	0	0	11	12
BhadradiKothagudem	0	0	0	1	1
Hyderabad	49	4	2	0	55
Jagithyal	3	0	0	1	4
Jangaon	0	0	0	9	9
Jayashankar	0	0	0	6	6
Jogulamba Gadwal	1	0	0	8	9
Kamareddy	4	0	0	18	22
Karimnagar	35	0	0	6	41
Khammam	22	0	0	76	98
Kumuram Bheem (Asifabad)	0	0	0	1	1
Mahabubabad	2	0	0	3	5
Mahabubnagar	7	1	0	80	88
Mancherial	6	0	0	9	15
Medak	2	0	0	17	19
Medchal-Malkajgiri	345	9	3	34	391
Nagarkurnool	0	0	0	25	25
Nalgonda	5	0	0	24	29
Nirmal	2	0	0	2	4
Nizamabad	21	0	0	16	37
Peddapalli	1	0	0	5	6
Rajanna Sircilla	3	0	0	2	5
Ranga Reddy	382	18	3	176	579
Sangareddy	160	3	1	101	265
Siddipet	8	0	0	18	26
Suryapet	8	0	0	48	56
Vikarabad	2	0	0	30	32
Wanaparthy	4	0	0	5	9
Warangal Rural	0	0	0	3	3
Warangal Urban	54	2	1	23	80
YadadriBhuvanagiri	10	0	1	96	107
Total					2039



7. Category Wise Project Registrations in Most Urbanised Districts:

Type	Hyderabad	Medchal-Malkajgiri	Ranga Reddy	Sangareddy
Residential	49	345	382	160
Commercial	4	9	18	3
Mixed Development(Residential and Commercial)	2	3	3	1
Plotted Development	0	34	176	101
Total Project Count	55	391	579	265

8. In-Depth Trends Breakdown

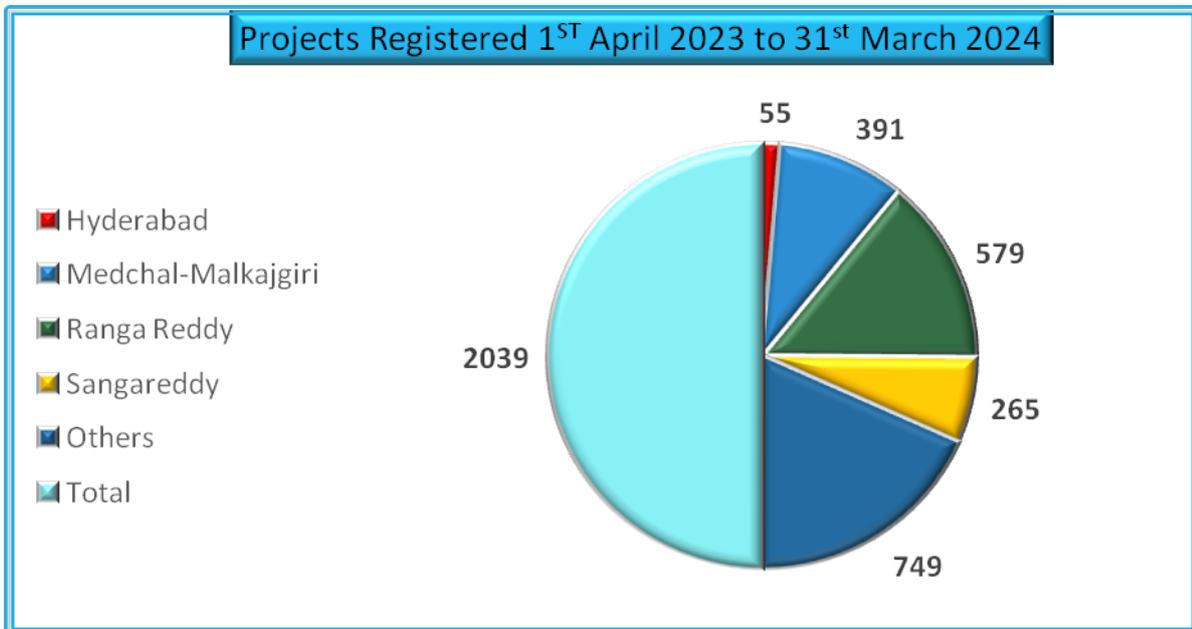
The numbers clearly show how the real estate hotspot has shifted toward the outskirts. Districts such as Sangareddy, Rangareddy, and Medchal–Malkajgiri are witnessing a surge in activity. With seamless connectivity from the Outer Ring Road and the IT corridor in the west is expanding (Financial District and Kokapet), these locations offer ample land for large integrated townships and gated communities—precisely the kind of developments today’s urban professionals prefer.

Hyderabad grabs most of the headlines, but the real exciting story is unfolding in places like Warangal, Karimnagar, Nizambad, YadadriBhuvanagiri, Khammam, and Mahabubnagar—where projects are steadily picking up steam. This is Tier-II cities coming into their own, driven by growing local businesses and better infrastructure, drawing folks to live and build lives there. You'll also notice more plotted developments popping up, tapping into that deep-rooted preference for owning land that appreciates over time and gives you the freedom to create your own home just the way you want.

The RERA registrations popping up in towns like Adilabad, Mahabubabad, Sangareddy and Suryapet. This is a clear sign that the push for transparency is reaching far beyond Hyderabad. Developers in these smaller markets are stepping up, proving that high standards for homebuyer protection aren't just for big cities—they're becoming the new norm across the entire state.



District	Projects Registered	Percentage Share
Rangareddy	579	28.40%
Medchal–Malkajgiri	391	19.18%
Sangareddy	265	13.00%
Hyderabad	55	2.70%
Other Districts	749	36.73%
Total	2039	100%



9. Engrossment in Major Urban and Peri-Urban Districts

Project locations cluster densely within the HMR and adjacent fringe zones.

- ❖ With 265 projects, Sangareddy District highlights persistent suburbanization driven by affordable parcel demand.
- ❖ Medchal–Malkajgiri ranks second with 391 projects. Its strong performance is underpinned by excellent urban infrastructure and strategic proximity to Hyderabad.
- ❖ Driven by its strategic location along the ORR and peripheral corridors, Rangareddy District has emerged as the top contributor. It accounts for nearly 28.40% of total registrations, with its 579 projects.



10. Governance and Regulatory Compliance

The mandate of TGRERA extends well beyond initial registration, encompassing continuous project oversight to safeguard the interests of homebuyers at every stage of construction. Transparency is the foundation of the RERA mandate. TGRERA puts this into practice by enforcing Section 11(1)(b)–(e) of the Act, which requires developers to provide regular disclosures and Quarterly Progress Reports (QPRs). This keeps allottees in the loop, ensuring they have full visibility into the construction progress of their property. Complaint redressal is one of the main objectives of The Real Estate (Regulation and Development) Act, 2016.

11. The QPR Validation Mechanism

Promoters are statutorily required to file Quarterly Progress Reports (QPRs), which undergo a rigorous multi-disciplinary validation process. This ensures that every aspect of the project is verified by qualified experts:

- Form 1 (Project Architect): Certifies the physical progress on-site.
- Form 2 (Project Engineer): Validates the structural integrity and materials used.
- Form 3 (Chartered Accountant): Confirms the project's financial health and fund utilization.

Beyond these quarterly checks, TGRERA monitors annual compliance through the mandatory submission of Form 7 – Statements of Annual Accounts and Audit reports.

Monitoring of Quarterly Progress Reports (QPRs)

During FY 2023–24, the Authority continued to strengthen compliance oversight through systematic monitoring of Quarterly Progress Reports (QPRs) submitted by registered projects. As per the data, a total of **14,564 Quarterly Progress Reports** were submitted during the year, comprising **4,844 Form–1 submissions, 4,845 Form–2 submissions, and 4,875 Form–3 submissions.**



The high volume of filings indicates sustained compliance by promoters in furnishing periodic disclosures relating to project status, financial progress, and development milestones. The structured QPR mechanism enables the Authority to monitor project execution timelines, financial discipline, and adherence to statutory commitments on a continuous basis.

Regular scrutiny of QPR submissions during FY 2023–24 contributed to improved transparency, early identification of deviations, and strengthened regulatory supervision under the Real Estate (Regulation and Development) Act, thereby enhancing accountability within the real estate sector.

12. Submission of Statements of Accounts & Audit Reports (Form-7)

In furtherance of financial discipline and statutory compliance under the Real Estate (Regulation and Development) Act, the Authority continued to monitor submission of statements of Accounts and Audit Reports in **Form-7** by registered projects.

During FY 2023–24, a total of **1,049 projects submitted Form-7**, out of which **467 projects furnished audited financial statements** for the reporting period. Form-7 filings constitute a critical compliance requirement, ensuring that promoters provide certified statements on utilisation of funds collected from allottees and adherence to escrow account provisions.

The submission and scrutiny of Statements of Accounts and Audit Reports enable the Authority to assess financial prudence, verify compliance with statutory fund utilisation norms, and detect potential deviations at an early stage. Strengthened monitoring of Form-7 during FY 2023–24 contributed to reinforcing transparency, promoting financial accountability, and safeguarding the interests of homebuyers through enhanced regulatory oversight.



13. Submission of Overall Completion Certificates (Form-1A)

As part of strengthening post-registration compliance and ensuring orderly project closure, the Authority continued to monitor submission of **Overall Completion Certificates in Form-1A** by registered projects.

During FY 2023–24, a total of **565 projects submitted Form-1A**, indicating completion of project development in accordance with approved plans and statutory requirements. The filing of Form-1A represents a significant compliance milestone, marking the culmination of project execution and enabling regulatory verification prior to formal closure.

Scrutiny of Form-1A submissions allows the Authority to assess adherence to sanctioned specifications, completion timelines, and statutory conditions imposed at the time of registration. The steady volume of completion filings during the year reflects progressive project maturation within the State and reinforces the Authority's emphasis on lifecycle-based regulatory monitoring — from registration through execution to completion.

This structured oversight mechanism contributes to enhanced transparency, accountability, and protection of allottee interests under the Real Estate (Regulation and Development) framework.

14. Ensuring Financial Discipline and Escrow Compliance

During FY 2023–24, the Authority issued detailed instructions vide Circular No. 989/TSRERA/2023 dated 04.09.2023 to promoters, bankers, and lenders to strengthen compliance with statutory fund utilisation provisions under the Real Estate (Regulation and Development) Act, 2016.

The circular was issued in response to complaints regarding diversion of funds collected from allottees and delays in project completion. Reiterating the mandate under Section 4(2)(l)(D) of the Act, the Authority directed that seventy per cent of amounts realised from allottees, must be deposited into the designated RERA account



and utilised strictly for construction and land cost of the respective project. Withdrawals are permitted only in proportion to the percentage of completion and must be duly certified by an engineer, architect, and chartered accountant.

Statements of Accounts and Audit Report in Form-7 shall certify compliance with fund utilisation norms.

These instructions reinforced escrow discipline, enhanced financial transparency, and strengthened accountability mechanisms across promoters, lenders, and financial certifying professionals, thereby safeguarding allottee funds and promoting timely project completion under the statutory framework of the Act.

15. Agents Registration

The Telangana Real Estate Regulatory Authority (TGRERA) maintains an official registry of licensed real estate agents operating in the state under the provisions of the Real Estate (Regulation and Development) Act, 2016.

TGRERA Year Wise Agent Registration		
Sl.No	Year	Count
1	2018-19	359
2	2019-20	736
3	2020-21	396
4	2021-22	656
5	2022-23	557
6	2023-24	730

16. Strengthening Organizational Framework

Understanding the need for partnership in oversight, TGRERA has signed key MoUs with essential organizations.



MoU with IAMC, Hyderabad in the presence of Shri L. Nageshwar Rao, Hon'ble Judge of Supreme Court



- (i) To facilitate amicable conciliation of disputes between the promoters and allottees minimize the delays often associated with adjudicating proceedings substantially, TGRERA leverages the International Arbitration and Mediation Centre (IAMC), Hyderabad executed MoU as per the provisions of Sec 32(g) of RE(R&D) Act 2016. This body provides a faster, expert-led path to dispute resolution, allowing parties to resolve conflicts through mediation and conciliation rather than lengthy adjudication on substantiable manner.
- (ii) TGRERA has forged formal alliances with leading institutions—NALSAR University of Law, the Administrative Staff College of India (ASCI), and the Engineering Staff College of India (ESCI). These collaborations are centered on rigorous research into real estate legislation, the formulation of forward-looking policy frameworks, and comprehensive capacity-building initiatives for TGRERA personnel and industry stakeholders.

17.Outreach Program:

TGRERA 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 (R&D) Act & Rules and to take feedback from the stake holders such as project Promoters, Agents and Project Professionals. Few snapshots include:



The 5th National Summit at Constitutional Club of India
New Delhi





The (ICAI) RERA Leadership Development Program



Interactive Session at CII



National Summit on National Club of India, New Delhi



18. Mechanisms for Grievance Redressal and Formal Adjudication

A core objective of the Real Estate (Regulation and Development) Act, 2016, is the efficient resolution of grievances. To fulfil this, the Real Estate Regulatory Authority is vested with quasi-judicial powers to adjudicate complaints. Aggrieved parties may file a complaint with TGRERA via two convenient channels:

- **Online:** Submissions can be made directly through the official TGRERA web portal.
- **Offline:** Hard copies of the complaint, accompanied by supporting documentation and a demand draft (DD) of **Rs. 1,000**—drawn in favor of the “**Telangana Real Estate Regulatory Authority,**” payable at **Hyderabad**—may be submitted directly to the TGRERA office.

As a quasi-judicial entity, TGRERA prioritizes rapid dispute settlement in real estate; post-July 2023 Authority setup, it has emphasized high-speed resolutions to clear cases and protect stakeholders.

Total Penalties Imposed and Recovered FY 2023-24: The Authority has levied penalties totalling ₹2,73,95,000, with ₹2,66,91,000 successfully recovered.



19. Administration and Establishment

Authority Composition

Strategic direction for the Authority is set by a distinguished panel of veteran administrators and judicial experts

Designation	Name	Duration of Service
1. Chairperson	Dr. N. Satyanarayana IAS	01.07.2023 to
2. Member -1	Shri. Laxminarayana Jannu	24.06.2023 to
3. Member-2	Shri. K. Srinivasa Rao	12.06.2023 to
4. Adjudicating Officer, TG RERA	Shri S.D. Lateef Ur Rahaman, Dist. Judge (Retired)	16.08.2023 to
5. Secretary	K Vidyadhar	26-6-2018 to 10-7-2023
	Shri Shiva Balakrishna	10-7-2023 to 23-1-2024
	Yadi Reddy	12-2-2024 to
6. Registrar	Shri. S. Sathaiah	04-08-2023 to

20. Operational Architecture

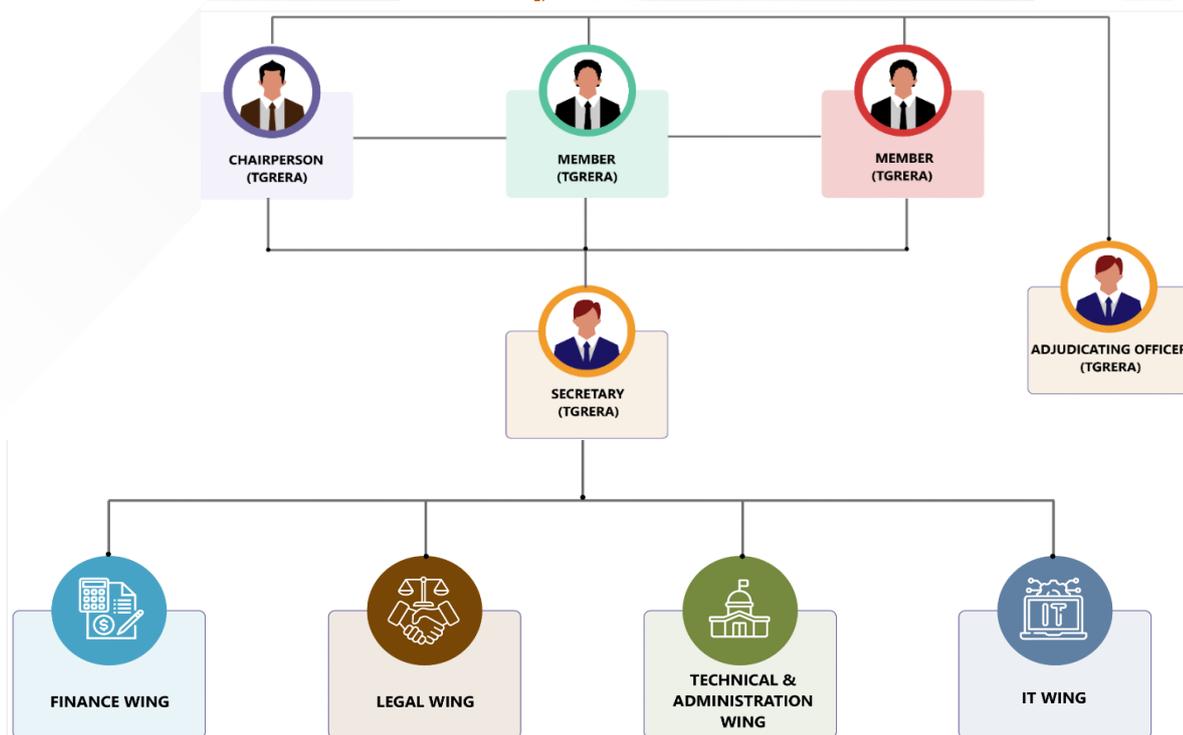
To optimize operational efficacy, the Authority is supported by a Secretary and four specialized divisions:

1. Finance Wing: Manages the Real Estate Regulatory Fund and accounts.
2. Legal Wing: Assists in adjudication and litigation matters.
3. Technical & Administration Wing: Handles project registration scrutiny and office administration.
4. IT Wing: Maintains the web portal and digital infrastructure.



21. Composition of Authority:

Authority - TGRERA



During FY 2023–24, the Authority undertook significant steps towards strengthening its operational processes and institutional capacity in line with the expanding scope of responsibilities under the Real Estate (Regulation and Development) Act, 2016.

The Hon’ble Chairman and Members duly taking professional agency services of (ASCI) Administrative Staff College of India visited and studied Real Estate Regulatory Authorities in highly urbanised States with major metropolitan jurisdictions, including Delhi, Maharashtra, Karnataka, Tamil Nadu, Haryana, and Uttar Pradesh, to study their administrative structures, staffing models, and operational practices. These interactions provided valuable insights into best practices in registration management, compliance monitoring, grievance redressal, and digital systems integration.

Based on the study report submitted by ASCI, the Authority submitted proposals to the Government for strengthening its staffing pattern, office space and infrastructure and also vide Lr. No. 13/2019/RERA/R dated 24-07-2023 and vide Lr. No. 13/2019/RERA



dated 18-01-2024 seeking sanction of 57 posts in cadre strength on a permanent basis across various functional wings.

The proposed staffing augmentation aims to ensure timely processing of registrations, accelerated grievance redressal, strengthened financial and technical scrutiny, and effective enforcement, thereby reinforcing the Authority's mandate of transparency, accountability, and consumer protection and same is active consideration of Government of Telangana

Further, an office space to an area of 9570.70 Sq fts has been taken on lease from DTCP and TUFIDC for accommodation of court halls and other sections of Real Estate Regulatory Authority in the 2nd floor of the DTCP Building.



22. Programmes of Work for the Coming Year

During the Financial Year 2023–2024, upon appointment of the Regular Authority, an inconsistency was noticed between Section 3(1) of the Real Estate (Regulation and Development) Act, 2016 and the definition of “ongoing project” under Rule 2(1)(j) of the Telangana Real Estate (Regulation and Development) Rules, 2017.

Rule 2(1)(j) excluded certain projects from the ambit of “ongoing project” based on the date of building permission obtained prior to 01.01.2017. However, Section 3(1) of the Act mandates that all real estate projects for which an Occupancy Certificate or Completion Certificate has not been obtained at the time of commencement of the Act shall be required to be registered with the Authority, thereby treating them as ongoing projects.

Recognizing the settled principle of law that in the event of a conflict between the provisions of a parent Act and subordinate legislation, the Act shall prevail, and placing reliance on the judgment in *Newtech Promoters and Developers Pvt. Ltd. v. State of Uttar Pradesh & Ors.*, the Authority adopted the position that Section 3 of the Act would override the restrictive definition under the Rules. Accordingly, it was concluded that all projects which had not obtained an Occupancy Certificate as on the date of enforcement of the Act must be construed as ongoing projects and registered with the Authority.

In order to remove the existing ambiguity and to bring the subordinate legislation in conformity with the mandate of Section 3 of the Real Estate (Regulation and Development) Act, 2016, and to align the Rules with the statutory interpretation consistently adopted by the Authority, it was resolved to recommend to the State Government suitable amendment to Rule 2(1)(j) of the Telangana Real Estate (Regulation and Development) Rules, 2017.



Targeted Stakeholder Capacity-Building Workshops – FY 2024–25

During FY 2024–25, the Authority proposes to organise a series of targeted workshops aimed at strengthening awareness, compliance, and stakeholder engagement across the real estate ecosystem. These programmes will be customised to address the specific needs of different stakeholder groups.

Dedicated sessions for homebuyers and allottees will focus on educating them about their rights and remedies under the Real Estate (Regulation and Development) Act, 2016, enabling informed participation and grievance redressal. Workshops for promoters and developers, to be conducted in collaboration with industry bodies such as CREDAI and NAREDCO, will emphasise statutory compliance, financial discipline, and disclosure obligations. Special training programmes for real estate agents will enhance their professionalism and deepen understanding of their legal responsibilities under the Act and Rules.

Through these structured outreach initiatives, the Authority aims to promote voluntary compliance, strengthen stakeholder accountability, and foster a transparent and responsible real estate environment during FY 2024–25.

Strengthening Financial Monitoring and Separate Account Compliance – 2024–25

During 2025–26, the Authority proposes to issue a comprehensive Circular to reinforce financial discipline and transparency in the management of funds of registered real estate projects. In furtherance of Section 4(2)(1)(D) of the Real Estate (Regulation and Development) Act, 2016, which mandates deposit of seventy per cent of amounts realized from allottees into a separate bank account, the Authority will operationalize enhanced safeguards to prevent diversion of project funds and ensure timely project execution.

(i) The proposed framework mandates maintenance of three distinct bank accounts for every registered project: (i) a Collection Account of the project (100%) for initial receipt of all allottee funds and amount is transferred through an auto sweep facility a minimum of seventy (70%) percent of the amount collected from allottees to the 'Separate Bank



Account of the Project' and a maximum of thirty (30%) percent of the collected amount to the 'Transaction account of the project'.

(ii) a Separate Account of the project (70%) exclusively for land and construction costs, with withdrawals permitted only in proportion to project completion and certified by the Project Engineer, Project Architect, and Project Chartered Accountant; and (iii) a Transaction Account of the project (30%) for operational and statutory expenses.

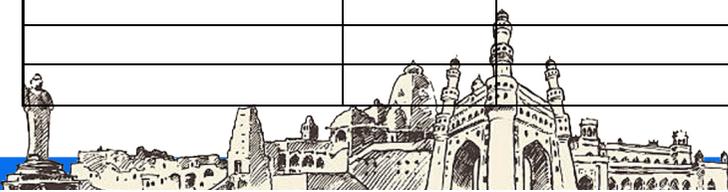
Banks shall be directed to ensure strict compliance, including prevention of unauthorized withdrawals. This initiative aims to strengthen escrow discipline, promote financial accountability, and safeguard allottee interests during 2024–25.



23. Accounts and Audit

In accordance with Section 77 of the Act, the Authority upholds strict financial discipline. The Statement of Accounts for 2024-25 has been finalized and is currently undergoing audit by the Comptroller and Auditor General (CAG) of India, reinforcing our commitment to financial transparency and accountability.

TELANGANA REAL ESTATE REGULATORY AUTHORITY (TG RERA) Receipts & Payments Account for the period 01.04.2023 To 31.03.2024							
Receipts	Schedule No	31-03-2024 (Amount in Rs)	31-03-2023 (Amount in Rs)	Payments	Schedule No	31-03-2024 (Amount in Rs)	31-03-2023 (Amount in Rs)
Opening Balance				Pay And Allowances to Officers		1,78,58,925	33,68,513
Cash at Bank		81,04,28,938	59,46,59,313	Pay And Allowances to Outsourced Employees		41,67,918	14,72,631
Cash in Hand				Other Office Expenses		3,21,09,330	6,32,971
Received from MAHA Online (Fee, Charges & Fine)		21,56,75,104	19,72,85,457	Professional Expenses		35,30,943	2,07,000
Compliant fee Received		7,72,457	57,000	Tds& Other Taxes		7,87,915	6,63,048
Interest From Bank		2,86,33,057	2,69,84,654	Leave Salary & Pension		4,24,935	4,63,934
Opening Sundry Debtors		9,66,656		Other Current Liabilities		-	8,95,175
Increase in Current Liabilities		19,40,267		Sundry Debtors		-	71,229
				Other Current Assets		42,24,04,286	35,577
				Electricity Charges		11,03,938	4,99,413
				Purchases Of Postal Stamps			25,000
				Fixed Assets :			
				Mobile Phone			2,22,996



					2,21,236	
				Computer & Software	56,75,146	
				Furniture and Fittings	5,90,136	
				Office Equipment	51,65,504	
				Balance CarredDown :		
				Bank	56,43,76,267	81,04,28,937
				Cash In Hand		
TOTAL		1,05,84,16,479	81,89,86,424	Total	1,05,84,16,479	81,89,86,424



TELANGANA REAL ESTATE REGULATORY AUTHORITY (TG RERA)							
Income and Expenditure Account for the Year ended 31.03.2024							
Expenditure	Schedule No	31-03-2024 (Amount in Rs)	31-03-2023 (Amount in Rs)	Income	Schedule No	31-03-2024 (Amount in Rs)	31-03-2023 (Amount in Rs)
CONSUMPTION OF STAMPS				Fee, Charges & Fine:			
Opening Stock			-	Fee		18,65,60,532	18,27,88,895
Add: Purchases During The Year			25,000	Fines		-	1,70,95,561
Total			25,000	Complaint Fee Received		7,72,457	57,000
Less: Closing Stock			23,547				
Total			1,453	Interest From Bank		2,92,94,220	2,69,84,654
Pay & Allowances To Officers		1,87,05,968	40,68,327	Service Charges from Mahaonline Including Igst		24,03,461	
Pay & Allowances Outsourced		41,67,918	15,24,310				
Other Office Expenses	10	3,21,09,330	8,70,256				
Consultation Expenses	11	35,30,943	45,000				
Electricity Charges		11,03,938	10,36,205				
Software Development Expenses			71,229				
Service Charges To Mahaonline Including Igst		24,03,461	21,44,954				
Leave Salary And Pension Contribution		4,24,935	4,63,934				
Depreciation	12	37,49,149	10,14,625				
Audit Fee			1,18,000				
Fines			-				
Excess Of Income Over Expenditure		15,28,35,028	21,55,67,817				
Notes Forming Part Of Accounts							
TOTAL		21,90,30,670	22,69,26,110	TOTAL		21,90,30,670	22,69,26,110



TELANGANA REAL ESTATE REGULATORY AUTHORITY (TG RERA)							
BALANCE SHEET AS AT 31.03.2024							
LIABILITIES	SCHEDULE NO	31-03-2024 (Amount in Rs)	31-03-2023 (Amount in Rs)	ASSETS	SCHEDULE NO	31-03-2024 (Amount in Rs)	31-03-2023 (Amount in Rs)
				Fixed Assets			
Excess Of Income Over Expenditure :							
Opening Balance		76,60,12,841	55,13,40,450	Gross Block		1,90,13,904	1,42,25,030
Add: Excess Of Income Over Expenditure ForThe Year		15,28,35,030	21,55,67,817	Less: Cumulative Depreciation		37,49,149	68,63,148
Less Transferred to Current Liabilities and Provisions		(6,10,45,891)		Net Block		1,52,64,755	73,61,882
Total :		85,78,01,980	76,69,08,267				
		-		Current Assets:			
Loan From Hmda		5,00,00,000	5,00,00,000	Sundry Debtors		-	9,66,656
				Other Current Assets	14	42,23,80,739	35,577
Current Liabilities & Provisions	13	40,82,865	19,08,333				
				Stock Of Postal Stamps		23,547	23,547
Provision for Penalties		9,01,60,463					
				Closing Balance :			
Note Forming Part Of Accounts				Cash At Bank	15	56,43,76,267	81,04,28,938
TOTAL		1,00,20,45,308	81,88,16,600	TOTAL		1,00,20,45,308	81,88,16,600

