

ANNUAL REPORT

2021-2022

REAL ESTATE REGULATORY AUTHORITY, ASSAM

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CONTENTS

Chapter	Page No.
Introduction	1-17
Chapter-I	
1. Real Estate Regulatory Authority, Assam	18-22
Chapter-II	
2. Form -'P'	23-44
I. Return on registration of Projects and Real Estate Agents	
II. Return of number of cases filed before the Authority and the Adjudicating Officer	
III. Statement on periodical Survey conducted by the Authority to monitor compliance.	
IV. Statement on steps taken to mitigate any non-compliance of the provisions of the Act, Rules and Regulations.	
V. Statement on penalty imposed by the Authority	
Chapter-III	
Brief report in the Format provided by Ministry of Housing and Urban Affairs	45-50
Chapter-IV	
3. Form-'O'	51-54
Annual Statement of Accounts	
Chapter-V	
Programmes of work for the coming year	55
Chapter-VI	
Recommendations	56-57

INTRODUCTION

The Real Estate (Regulation and Development) Act, 2016 was passed by the Parliament of India in March, 2016. Section 2, sections 20 to 39, sections 41 to 58, sections 71 to 78 and sections 81 to 91 came into force with effect from 1st May, 2016. Sections 3 to 19, section 40, sections 59 to 70 and sections 79 to 80 came into force with effect from 1st May, 2017.

Government of Assam vide Notification No.UDD (T) 92/2015/269 published the Assam Real Estate (Regulation and Development) Rules, 2016 in the Assam Gazette No.167 dated 06.05.2017. The rules came into force with effect from the date of publication, that is, 08.05.2017.

The Act seeks to protect the interest of the allottees/purchasers by promoting transparency, accountability and efficiency in the real estate sector. It also holds the promoters accountable for not registering their projects with the Real Estate Regulatory Authority (Regulatory Authority) or for providing insufficient information regarding their project. The Act provides for a fast-track mechanism for settlement of disputes. The Act also provides to establish a Tribunal to hear appeals from the decisions, directions and orders of the Real Estate Regulatory Authority and the Adjudicating Officer for matters connected therewith and incidental thereto.

Salient Features

The salient features of the Act are the following:

1. Real Estate Regulatory Authority

2. "Real Estate Regulatory Authority" is required to be set up by appropriate Government within one year from the date of coming into force of the Act. To exercise the powers conferred on it and to perform the functions assigned to it under this Act. The Act also provides that the appropriate Government of two or more states or Union Territories may, if it thinks fit, establish one single Authority. Further the appropriate Government, if it deems fit, may establish more than one Authority in a State or Union Territory, as the case, may be.

3. Registration of projects with the Regulatory Authority

- a. The promoter has to register their project (residential as well as commercial) with the Regulatory Authority before, advertising, booking, selling or offering apartments for sale in such projects. In case a project is to be promoted in phases, then each phase shall be considered as a standalone project, and the promoter shall obtain registration for each phase.
- b. In case of ongoing projects on the date of commencement of the Act which have not received a completion/Occupancy certificate, the promoter of such project shall make an application to the Regulatory Authority for registration of their project within a period of three months of the commencement of the Act.
- c. The following types of projects shall not be required to be registered before the Regulatory Authority:
 - i. Where the area of land proposed to be developed does not exceed 500 square meters or the number of apartments to be constructed in the project does not exceed eight apartments. However, the appropriate Government may, if it considers appropriate, reduce the threshold limit below 500 square meters or eight apartments;
 - ii. Projects where the completion/occupancy certificate has been received prior to the commencement of the Act;

- iii. Projects for the purpose of renovation or repair or re-development which does not involve marketing, advertising, selling and new allotment of any apartment plot or building.
- d. The application for registration must disclose the following information:
- i. Details of the promoter including name, registered address, type of enterprise (proprietorship, societies, partnership, companies, competent authority) and particulars of registration and the names and photographs of promoter;
 - ii. A brief detail of the projects launched by the promoter, in the past five years, whether already completed or being developed, as the case may be, including the current status of the projects, any delay in its completion, details of cases pending, details of type of land and payments pending;
 - iii. An authenticated copy of the approval and commencement certificate received from the competent authority and where the project is proposed to be developed in phases, an authenticated copy of the approval and commencement certificate of each of such phases;
 - iv. The sanctioned plan, layout plan and specifications of the project, plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof and the locational details of the project;
 - v. Proforma of the allotment letter, agreement for sale and conveyance deed proposed to be signed with the allottees;
 - vi. Number, type and carpet area of the apartments and the number and areas of garages for sale in the project;
 - vii. The names and addresses of the promoter's real estate agents, if any, and contractors, architects, structural engineers and other persons concerned with the project; and
 - viii. A declaration by the promoter supported by an affidavit stating that:

- a. he has a legal title to the land, free from all encumbrances, and in case there is an encumbrance, then details of such encumbrances on the land including any right, title, interest or name of any party in or over such land along with the details;
- b. the time period within which he undertakes to complete the project or the phase; and
- c. 70% of the amounts realised for the real estate project from 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.

3. Carpet Area

Promoter can sell units only on carpet area, which means the net usable floor area of an apartment. This excludes the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

4. Withdrawal of amount from the separate bank account

- a. The Act mandates that a promoter shall deposit 70% of the amount realised from the allottees, from time to time, in a separate account to be maintained in a scheduled bank. This is intended to cover the cost of construction and the land cost and the amount deposited shall be used only for the concerned project Section 4(2)(I) (D).
- b. The promoter shall be entitled to withdraw the amounts from the separate account, to cover the cost of the project, in proportion to the percentage of completion of the project. However, such withdrawal can only be made after it is certified by an engineer, an architect and chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

- c. The promoter is also required to get his accounts audited within six months after the end of every financial year by a practicing chartered accountant. , Further, he is required to produce a statement of accounts duly certified and signed by such chartered accountant, and it shall be verified during the audit that (i) the amounts collected for a particular project have been utilised for the project; and (ii) the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

5. Acceptance or refusal of registration

- a. Upon receipt of an application by the promoter, the Regulator Authority shall within a period of 30 days, grant or reject the registration.
- b. Upon granting a registration, the promoter will be provided with a registration number, including a login Id and password for accessing the website of the Regulatory Authority and to create his web page and to fill in the details of the proposed project.
- c. The registration, if granted, will be valid until the period of completion of the project as committed by the promoter to the Regulatory Authority. This period shall be extended by the Regulatory Authority for a period not exceeding one year in aggregate, only due to force majeure and on payment of such fee as may be specified by regulations made by the Regulatory Authority.
- d. If the Regulatory Authority fails to grant or reject the application of the promoter within the period of 30 days, then the project shall be deemed to have been registered.
- e. The application for registration must be complete in all respects for consideration of registration.

6. Revocation of registration(Section 7 of the Act)

- a. The Regulatory Authority may revoke the registration granted on receipt of a complaint or *suo moto* or on the recommendation of the competent authority in case (i) the promoter makes a default in doing anything required under the Act or the rules or regulations made there under; (ii) the promoter violates any terms of the approvals granted for the project; and (iii) the promoter is involved in any kind of unfair practice or irregularities.
- b. In the event of the registration being revoked by the Regulatory Authority, the Regulatory Authority shall:
 - i. debar the promoter from accessing the website in relation to the project, specify his name in the list of defaulters on its website and display his photograph on its website and also inform other Regulatory Authorities in other States and Union territories about such revocation of registration;
 - ii. facilitate the remaining development works to be carried out by competent authority or the association of allottees or in any other manner as may be determined by the Regulatory Authority. However, the association of allottees shall have a first right of refusal for carrying out the remaining development works; or
 - iii. direct the scheduled bank holding the project bank account, to freeze the account and thereafter take such further necessary actions, including consequent de-freezing of the account, for facilitating the remaining development works in the manner mentioned above.

7. Website of the Regulatory Authority

a. The promoter shall, upon receiving his login Id and password, create his web page on the website of the Regulatory Authority and enter all details of the proposed project including:

- i. details of the registration granted by the Regulatory Authority;
- ii. quarterly up-to-date list of the number and types of apartments or plots or garages, as the case may be, booked;
- iii. quarterly up-to-date status of the project along with the list of approvals obtained and approvals pending subsequent to commencement certificate; and
- iv. such other information and documents as may be specified by the regulations made by the Regulatory Authority.

8. Advertisement or prospectus issued by the promoter

a. The advertisement or prospectus issued or published by the promoter should prominently mention the website address of the Regulatory Authority, where all details of the registered project have been entered and include the registration number obtained from the Regulatory Authority and other details.

b. Where any person makes an advance or a deposit on the basis of the information contained in the notice, advertisement or prospectus and sustains any loss or damage because of any incorrect, false statement included in these, he shall be compensated by the promoter in the manner as provided under the Act. Also, if the person affected by such incorrect, false statement contained in the notice, advertisement or prospectus, intends to withdraw from the proposed project, his entire investment (along with interest at such rate as may be prescribed and compensation in the manner provided under the Act), will be returned to him (Section 12 of the Act).

9. Limit on receipt of advance payment

A promoter shall not accept a sum more than 10% 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 of sale with such person and register the said agreement of sale, under any law for the time being in force (Section 13 of the Act).

10. Restriction on addition and alteration in the plans

- a. The promoter cannot make any addition or alteration in the approved and sanctioned plans, structural designs, specifications and amenities of the apartment, plot or building without prior consent of the allottee.
- b. The promoter cannot make any other addition or alteration in the approved and sanctioned plans, structural designs and specifications of the building and common areas within the project without the prior written consent of at least two-thirds of the allottees, other than the promoter, who have agreed to take apartments in such a building (Section 14 of the Act).

11. Structural defect (Section 14(3) of the Act)

In case any structural defect or any other defect in the workmanship, quality or provision of services or any other obligations of the promoters is brought to the notice of the promoter within a period of five years by the allottee from the date of handing over possession, the promoter shall rectify such defect without any further charge, within thirty days. If the promoter fails to rectify such defect within such time, the aggrieved allottee shall be entitled to receive appropriate compensation in the manner as provided in the Act.

12. Transfer of a real estate project to a third party (Section 15 of the Act)

The promoter shall not transfer or assign his majority rights and liabilities in respect of a project to a third party without obtaining prior written consent from two-thirds of the

allottees, except the promoter, and without the prior written approval of the Regulatory Authority. Such transfer or assignment shall not affect the allotment or sale of the apartments, plots or buildings as the case may be, in the real estate project made by the erstwhile promoter.

For the purpose of this provision the allottee, irrespective of (i) the number of apartments or plots booked by him or booked in the name of his family; or (ii) in the case of other persons such as companies/firms/any association of individuals, by whatever name called, booked in its name or booked in the name of its associated entities/related enterprises, shall be considered as one allottee only.

13. Insurance of real estate project (Section 16 of the Act)

The Act provides that the promoter shall obtain all such insurances as may be notified by the appropriate Government including but not limited to insurance in respect of (i) title of land and building as part of the real estate project, and (ii) construction of the real estate project.

The promoter shall be liable to pay the premium and charges in respect of the insurance and shall pay the same before transferring the insurance to the association of allottees. The insurance shall stand transferred to the benefit of the allottee or association of allottees, as the case may be, at the time of promoter entering into an agreement for sale with the allottee. On formation of the association of the allottees, all documents relating to the insurance shall be handed over to the association of the allottees.

13. Transfer of title(Section 17 of the Act)

The promoter shall execute a registered conveyance deed in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or the competent authority , as the case may be, and hand over the physical possession of

plot, apartment or building to the allottees and the common areas to the association of the allottees, or the competent authority in real estate project, and the other title documents pertaining thereto within specified period as per sanctioned plan as provided under the local laws. In absence of any local law, conveyance deed in favour of the allottee or the association of allottee or the competent authority under this section shall be carried out by the promoter within three months from the date of issue of occupancy certificate.

After obtaining the occupancy certificate and handing over physical possession to the allottees, it shall be the responsibility of the promoter to hand over the necessary documents and plans, including common areas to the association of allottees or the competent authority, as the case may be, within thirty days after obtaining the completion certificate.

14. Return of amount and compensation(Section-18)

If the promoter fails to complete or is unable to hand over possession of the apartment, plot or building to the allottee (i) in accordance with the terms of the agreement of sale; or (ii) due to discontinuance of his business as a promoter on account of suspension; or revocation of his registration or for any other reason, then the promoter shall be liable, on demand being made by the allottee, to return the amount received by him from the allottee with interest at such rate as may be prescribed including compensation in the manner as provided under the Act. This relief will be available without prejudice to any other remedy available to the allottee.

However, where an allottee does not intend to withdraw from the project, he shall be paid interest by the promoter for every month of delay, till the handing over of the possession, at a prescribed rate.

The promoter shall compensate the allottees in case of any loss caused to him due to defective title of the land, on which the project is being developed or has been developed, in

the manner as provided under this Act, and the claim for compensation shall not be barred by limitation provided under any law for the time being in force.

If the promoter fails to discharge any other obligations imposed on him under this Act or rules or regulations made there under or in accordance with the terms and conditions of the agreement for sale, he shall be liable to pay such compensation to the allottees, in the manner, as provided under this Act.

15. Registration of Real Estate Agent with the Regulatory Authority (Section-9)

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 registered real estate project, being sold by promoter, the real estate agent must register with the Authority. The real estate agent is required to make an application to the Authority for registration in such form, manner, within such time and accompanied by such fee and documents as may be prescribed.

The real estate agent shall not facilitate any 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 in any planning area, which is not registered with the Authority.

16. Functions of Real Estate Agents (Section-10 of the Act)

Every real estate agent registered under Section 9 shall -

- (a) 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 in any planning area, which is not registered with the Authority;
- (b) maintain and preserve such books of accounts, records and documents as may be prescribed;
- (c) not involve himself in any unfair trade practices, namely:-
 - (i) the practice of making any statement, whether orally or in writing or by visible representation which-

- a. falsely represents that the services are of particular standard or grade;
- b. represents that the promoter or himself has approval or affiliation which such promoter or himself does not have;
- c. make a false or misleading representation concerning the services;
- (ii) Permitting the publication of any advertisement whether in any newspaper or otherwise of services that are not intended to be offered
- (d) facilitate the possession of all the information or documents, as the allottee, is entitled to, at the time of booking of any plot, apartment or building, as the case may be;
- (e) discharge such other functions as may be prescribed.

This Authority has also made it compulsory to furnish affidavit by the Real Estate Agents through its regulations to abide by the above provisions of the Act while performing their duties as Real Estate Agents and also to furnish affidavit that there are no criminal cases pending against them in any court or police stations.

17. Other relevant provisions

- (a) 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 allottees;
- (b) The promoter shall enable the formation of an association or society or co-operative society, as the case may be, of the allottees, or a federation of the same, under the laws applicable;

Provided that in the absence of local laws, the association of allottees, by whatever name called, shall be formed within a period of three months of the majority of allottees having booked their plot or apartment or building, as the case may be, in the project;

- (c) The promoter shall pay all outgoings until he transfers the physical possession of the real estate project to the allottee or the association of allottees, as the case may be, which he has collected from the allottees, for the payment of 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)
- (d) After the promoter executes an agreement for sale for any apartment, plot or building, as the case may be, he shall not mortgage or create a charge on such apartment, plot or building, as the case may be, and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, it shall not affect the right and interest of the allottee who has taken or agreed to take such apartment, plot or building, as the case may be
- (e) The promoter may cancel the allotment only in terms of the agreement for sale: Provided that the allottee may approach the Authority for relief, if he is aggrieved by such cancellation and such cancellation is not in accordance with the terms of the agreement for sale, unilateral or without any sufficient cause.
- (f) The same rate of interest will be payable by the allottee and the promoter in the event of their respective defaults.
- (g) Every allottee shall take physical possession of the apartment, plot or building as the case may be, within a period of two months of the occupancy certificate issued for the said apartment, plot or buildings **Section 19 (10)**.
- (h) The Regulatory Authority shall make a recommendation to the appropriate Government on (i) creation of a single window system for ensuring time-bound project approvals and clearances for timely completion of the project; and

- (ii) creation of a transparent and robust grievance redressal mechanism against acts of omission and commission of competent authorities and their officials.

18. Real Estate Appellate Tribunal

- a. The Act provides for establishment of a Real Estate Appellate Tribunal (Appellate Tribunal) within one year from the date of commencement of the Act.
- b. Any person aggrieved by any direction or decision made by the Regulatory Authority or by the adjudicating officer, may make an appeal before the Appellate Tribunal within a period of 60 days from the date of receipt of a copy of the order or direction.
- c. The Appellate Tribunal shall deal with the appeal as expeditiously as possible and endeavour shall be made to dispose of the appeal within a period of sixty days from the date of receipt of appeal.

19. Adjudicating Officer

For adjudging the compensation to be paid by the promoter in accordance with the provisions of the Act, the Regulatory Authority shall appoint (in consultation with the appropriate Government) one or more judicial officers as deemed necessary, who is or has been a District Judge, to be an adjudicating officer for holding an inquiry in this regard..

20. Offences and Penalty

- a. Stringent penal provisions have been prescribed under the Act against the promoter in case of any contravention or non-compliance of the provisions of the Act or the orders, decisions or directions of the Regulatory Authority or the Appellate Tribunal which are the following:

- (i) If promoter does not register its project with the Regulatory Authority – the penalty may be up to 10% of the estimated cost of the project as determined by the Regulatory Authority **(Section 59(1) of the Act)**;
- (ii) If promoter does not comply with the aforesaid order of the Regulatory Authority and continues to violate the provisions of section -3 he shall be punishable with imprisonment of up to three years and a further penalty of up to 10% of the estimated cost, or both; and **(Section 59(2) of the Act)**
- (iii) In case the promoter provides any false information while making an application to the Regulatory Authority or contravenes provisions of Section 4 of the Act – the penalty may be up to 5% of the estimated cost of the real estate project **(Section 60 of the Act)**;
- (iv) If any promoter contravenes any other provisions of the Act, other than provided under section 3 or section 4, or the rules and regulations made there under , he shall be liable to a penalty which may extend upto five percent of the estimated cost of the real estate project as determined by the Authority **(Section 61 of the Act)**;
- (v) If any promoter fails to comply with, or contravenes any of the orders of the directions of the Authority, he shall be liable to a penalty for every day during which such default continues, which may cumulatively extend up to five percent of the estimated cost of the real estate project as determined by the Authority **(Section 63 of the Act)**.
- (vi) If any promoter fails to comply with, or contravenes any of the orders of the directions of the Appellate Tribunal, he shall be punishable with imprisonment for a term which may extend upto three years or with fine for every day during which such defaults continues, which may cumulatively extend up to ten percent of the estimated cost of the real estate project, or with both **(Section 64 of the Act)**;

- b. The penal provisions have also been prescribed for any contravention or violation committed by the allottee.
- i. If any allottee fails to comply with, or contravenes any of the orders, decisions or directions of the Regularity Authority, there may be a penalty for the period during which such default continues, which may cumulatively extend up to 5% of the cost of the plot, apartment or building, as the case may be, as determined by the Regulatory Authority **(Section 67 of the Act)**;
 - ii. Further, if any allottee fails to comply with, or contravenes any of the orders or directions of the Appellate Tribunal, this may entail imprisonment up to one year or with fine for every day during which such default continues, which may cumulatively extend up to 10% of the cost of the plot, apartment or building, as the case may be, or with both **(Section 68 of the Act)**;
- c. The penal provisions have also been prescribed for any contravention or violation committed by the real estate agent
- (i) If any real estate agent fails to comply with, or contravenes the provisions of sections 9 or 10, he shall be liable to a penalty of ten thousand rupees for every day during which such default continues, which may cumulatively extend up to 5% of the cost of the plot, apartment or building, as the case may be, of the real estate project, for which the sale or purchase has been facilitated as determined by the Regulatory Authority **(Section 62 of the Act)**;
 - (ii) If any real estate agent fails to comply with, or contravenes any of the orders, decisions or directions of the Regularity Authority, there may be a penalty for every day during which such default continues, which may cumulatively extend up to 5% of the cost of the plot, apartment or building, as the case may be, of the real estate project, for which the sale or purchase has been facilitated and as determined by the Regulatory Authority **(Section 65 of the Act)**;

- (iii) If any real estate agent fails to comply with, or contravenes any of the orders, decisions or directions of the Appellate Tribunal, he shall be punishable with imprisonment for a term which may extend upto one year or with fine for every day during which such default continues, which may cumulatively extend up to 10% of the cost of the plot, apartment or building, as the case may be, of the real estate project, for which the sale or purchase has been facilitated or with both (Section 66 of the Act);

21. Bar of jurisdiction (Section 79 of the Act):

No civil court shall have jurisdiction to entertain any suit or proceeding in respect of any matter which the Authority or the Adjudicating Officer or the Appellate Tribunal is empowered by or under this Act to determine and no injunction shall be granted by any court or other authority in respect of any action taken or to be taken in pursuance of any power conferred by or under this Act.

22. Overriding effect (Section 89 of the Act):

The provisions of this Act shall have effect, notwithstanding anything inconsistent therewith contained in any other law for the time being in force.

Chapter I

Real Estate Regulatory Authority, Assam

The senior most Secretary of Urban Development Department, Government of Assam functioned as interim Real Estate Regulatory Authority with effect from 9th May, 2017 to 13th February, 2020.

The present Real Estate Authority is constituted by Government with the following:

1. Mrs. T.Y. Das, IAS (Rtd.) - Chairperson
2. Mr. S.K. Srivastava, IFS (Rtd.) - Member
3. Mr. G.M. Hazarika, IAS (Rtd.) - Member.

Sanctioned posts

Government had created the following posts for the Authority.

Serial No	Name of the post	Number of posts
1	Chairperson	1
2	Members	3
3	Adjudicating Officer	1
3	Secretary	1
4	Town Planner(on deputation)	1
5	Junior Accounts Assistant	1
6	Junior Assistant	3
7	Grade IV peon	4

Incumbency

Sl. No.	Name	Designation	Period	Remarks
1	Smt T. Y. Das IAS(Retd.)	Chairperson	13.02.2020 to till date	
2	Shri Shashi Kant Srivastava IFS(Retd.)	Member	04.02.2020 to till date	
3	Shri Gokul Mohan Hazarika, IAS(Retd.)	Member	07.02.2020 to till date	
4	Shri Jatindra Lahkar, ACS (Retd)	Consultant and Registrar i/c	25.08.2020 to till date	Contractual
5	Shri Dwijen Singh, ACS (Retd.)	Secretary	18.12.2020 to 31.08.2021	
6	Shri Mukta Nath Saikia, ACS(Rtd.)	Secretary	01.12.2021 to till date	
7	Smti. Kanchan Mahanta	Town Planner	18.02.21 to 31.03.2022	On deputation
8	Shri Dwijen Kalita	Consultant	01. 03.2021 to till date	Contractual
9	Shri Anirban Roy	Assistant Computer Programmer	15.10.2020 to till date	Contractual
10	Shri Nilotpal Kalita	Assistant Computer Programmer	19.10.2020 to till date	Contractual
11	Shri Daya Ram Kakati	Junior Assistant	20.05.2020 to 16.11.2021	Deputed by Town & Country Planning Department
12	Shri Keshar Das	Junior Assistant	01.12.2020 to till date	Contractual
13	Shri Chakreswar Das	Junior Assistant	01.12.2020 to till date	Contractual
14	Shri Abinash Deka	Junior Assistant	01.03.2021 to till date	Contractual

15	Shri Mrinal Pathak	Junior Accounts Assistant	01.12.2020 to till date	Contractual
16	Shri Dip Baro	Stenographer Grade III	25.08.2020 to till date	On deputation from the Town & Country Planning Department
17	Shri Bichitra Deka	Grade IV Chawkidar	10.09.2020 to till date	Contractual
18	Shri Manoj Das-	Cleaner-cum-Mali	01.09.2020 to 27.03.2021	Contractual
19	SHRI Partha Kalita	Cleaner-cum-Mali	29.10.2021 to till date	Contractual
20	Shri Bidyut Bikash Sarma	Grade IV peon	03.02.2021 to till date	Contractual
21	Shri Tapan-Kalita	Grade IV peon	20.06.2020 to till date	Deputed by Government
22	Shri Suresh Rongsong	Grade IV peon	11.05.2020 to till date	Deputed by Government
23	Shri Pulakesh Bhatta	Grade IV peon	11.05.2020 to till date	Deputed by Government
24	Shri Rajani Rajbongshi	Grade Iv peon	11.05.2020 to till date	Deputed by Government

Proposal sent to Government for creation of additional posts:

In view of acute shortage of staff and requirement of additional posts for discharging statutory functions a proposal was sent to Government for creation of the following additional posts.

Sl. No.	Name of the posts	No of posts
1	Registrar-cum- Law Officer	1
2	Finance and Accounts Officer	1
3	Superintendent	1
4	Senior Assistant	2
5	Accountant	1

6	Junior Assistant	2
7	Process Server, Grade II	2
8	Chowkidar	1
9	Cleaner	1
10	Assistant Programmer	2
11	Data Entry Operator	2
12	Driver	5
13	Stenographer, Grade -II	1
14	Stenographer, Grade III	3
Total		26

Various sections in the Office of the RERA

The following sections have been created in the Authority to facilitate discharge of works.

Serial Number	Name of the Section	Remarks
1	Establishment	
2	Project registration	
3	Complaint cases & Suo motu cases	
4	Accounts	
5	Computer	
6	RTI	

Website :

The website of RERA, Assam was launched on 3rd of February' 2022 and presently in operation under the web address:- <https://rera.assam.gov.in>

Regulations :

The Real Estate Regulatory Authority, Assam framed four numbers of regulations and which were also notified in Assam Gazette Extraordinary, the details of which are as follows:

- (i) The Assam Real Estate Regulatory Authority (Registration of Projects) Regulations, 2021 – Notified vide Assam Gazette Extraordinary No. 93 dated 28th January, 2022
- (ii) The Assam Real Estate Regulatory Authority (Adjudication of Complaints) Regulations, 2021 – Notified vide Assam Gazette Extraordinary No. 94 dated 28th January, 2022
- (iii) The Assam Real Estate Regulatory Authority (General) Regulations, 2021 – Notified vide Assam Gazette Extraordinary No. 106 dated 14th February, 2022
- (iv) The Assam Real Estate Regulatory Authority (Engagement of contractual employees) Regulations, 2021 – Notified vide Assam Gazette Extraordinary No. 107 dated 14th February, 2022

The aforesaid regulations were laid before the State Legislature in compliance of Section 86(2) of the Act. The aforesaid regulations are presently uploaded in the website of RERA Assam i.e., <https://rera.assam.gov.in>

RTI matters

The Authority designated the Town Planner, RERA as State Public Information Officer (SPIO) and Secretary, RERA as First Appellate Authority (FAA).

During 2021-2022, 12(twelve) RTI applications were received. Information sought against all these applications was provided. There was no pending RTI application during the period of report.

1(one) first appeal was received and disposed during the period of report.

Chapter-II

Return on registration of Projects

2021-2022

FORM-'P'

[See Rule 39]

ANNUAL REPORT TO BE PREPARED BY REGULATORY AUTHORITY

I – Return on registration of Promoter and Real Estate Agents

2021-2022

A. In relation to Promoters :

S. No.	Name of Promoter	Address of Promoter	Description of project for which registration has been issued	Fee paid (in rupees)	Registration no	Date of issue of Registration	Date of which registration expires	Date of extension of registration with period of extension	Remarks
1	2	3	4	5	6	7	8	9	10
1	M/S Life Saving Diagnostic & hospital pvt ltd	Application of M/S Life Saving Diagnostic & hospital pvt ltd for registration of project "Diagnostic Centre & Hospital" at Sundarpur, Guwahati	Diagnostic Centre & Hospital	65242/-	RERAAKM264/2021-2022	01-02-2022	31-12-2017 *		Due to delay in submission of documents by promoter
2	Mr. Biswajit Karmakar	Application of Mr. Biswajit Karmakar for registration of his housing project at Dibrugarh, Assam	Sankar Dowarah Palace Eden Heights	2680/-	RERAAADI106/2021	13-07-2021	31-12-2019 *		Due to delay in submission of documents by promoter
3	M/S Kamrup Ice & Cold Storage Co	Application of M/S Kamrup Ice & Cold Storage Co. for registration of their project " Exotica Greens" at R.G. Baruah Road, Guwahati	Exotica Greens'	154170/-	RERAAKM63/2021	09-04-2021	01/04/2018 *		Due to delay in submission of documents by promoter
4	M/s Jayantom Design Associates	Application of M/s Jayantom Design Associates for registration of their project "BasantaKanan" at Baghorbori, Guwahati	BasantaKanan	2676/-	RERAAKM112/2021	14-07-2021	14-12-2019 *		Due to delay in submission of documents by promoter

5	M/S Real Ifra Vision pvt. Ltd	Application of M/S Real Ifra Vision pvt. Ltd for registration of their project "Maple Residency" at Birubari, Guwahati	Maple Residency	14185/-	RERAAKM74/2021	05-05-2021	31-12-2021	
6	M/S Prakriti Developers	Application of M/S Prakriti Developers, Guwahati for registration of their project "Prakriti Adobe" at Hengrabari, Guwahati	Prakriti Adobe	9650/-	RERAAKM69/2021	03-05-2021	31-12-2021	
7	M/S BuildWorth Real Estate	Application of M/S BuildWorth Real Estate, Guwahati for registration of their project "Park Panaroma", Last Gate Dispur, Guwahati, Assam	Park Panaroma	22410/-	RERAAKM12/2022-2023	10-05-2022	31-12-2022	
8	M/S VershaTechotra depvt. Ltd	Application of M/S VershaTechotra depvt. Ltd for registration of their project "Basant Tower" at Guwahati Assam	Basant Tower	27024/-	RERAAKM72/2021	05-05-2021	31-08-2019 *	Due to delay in submission of documents by promoter
9	M/S Jaayashreeg Developers pvt.	Application of M/S Jaayashreeg Developers pvt. Ltd Guwahati for registration of their "Bijay apartment" at manpara, Guwahati, Assam	Bijay apartment	5000/-	RERAAKM85/2021	21-06-2021	27-12-2020 *	Due to delay in submission of documents by promoter
10	M/S Percept Infracon	Application of M/S Percept Infracon, Guwahati for registration of their project "Palm Residency" at AIDC, Zoo Road Guwahati, Assam.	Palm Residency	10947/-	RERAAKM58/2021	08-04-2021	21-12-2021	
11	M/S D.R. Construction, Prop Mr Prakash Rupani	Application of M/S D.R. Construction, Prop Mr Prakash Rupani, Guwahati for registration of their project "Sunrise" at Lalamati, Guwahati assam	"Sunrise"	13384/-	RERAAKM94/2021	05-07-2021	12-10-2022	
12	M/S A.D. Construction	Application of M/S A.D. Construction, Guwahati for registration of their project "Bhadra Apartment" at Jalukbari, Assam	Bhadra Apartment	10966/-	RERAAKM87/2021	22-06-2021	24-01-2023	
13	M/S Shristi Developers	Application of M/S Shristi Developers, Guwahati for registration of their project "ShristiSamriddhi" at Dinesh Ojha path, Bhangagarh, guwahati, Assam	ShristiSamriddhi	11000/-	RERAAKM56/2021	03-04-2021	31/12/2019 *	Due to delay in submission of documents by promoter

14	Sailaza Construction	Application of Sailaza Construction, guwahati for registration of their project " Sarat Residency" at Abikagiri Nagar, guwahati, Assam	Sarat Residency	12730/-	RERAAKM93/2021	29-06-2021	11-10-2021		
15	M/S JSB Infrastructure	Application of M/S JSB Infrastructure , Dibrugarh for registration of their project " JSB Swastik" at Babulal Poodar Path, Dibrugarh Assam	JSB Swastik	73080/- +26/- =73106/-	RERAAKB73/2021	05-05-2021	31-12-2021		
16	M/S S.S Builders	Application of M/S S.S Builders, guwahati for registration of their project " S.M. Enclave" at Ulubari, Assam	S.M. Enclave	10707/-	RERAAKM269/2021-2022	09-02-2022	31-07-2022		
17	M/S Nirman	Application of M/S Nirman, Guwahati for registration of their project " Janavi Apartment" at Odalbakara Guwahati, Assam.	Janani Apartment	2008/- +2466/- =4474	RERAAKM 90 2021	25-06-2021	24-07-2021		
18	M/S Aarvee Associates	Application of M/S Aarvee Associates, Guwahati for registration of their project "Pan Enclave" at Dispur, Guwahati, Assam	Pan Enclave	18468/-	RERAAKM250/2021	10-12-2021	31-12-2019 *		Due to delay in submission of documents by promoter
19	M/S Sumangal Associates	Application of M/S Sumangal Associates, Guwahati for registration of their project "Vinayak Enclave" at Lachit Nagar, Guwahati, Assam	Vinayak Enclave	4052.5/-	RERAAKM174/2021	13-08-2021	28-02-2022		
20	M/S Shivam Developers	Application of M/S Shivam Developers, Guwahati for registration of their project " Shivam's The Horizon" at Barshapara, guwahati, Assam	Shivam's The Horizon	52070/-	RERAAKM82/2021	17-06-2021	24-02-2020 *		Due to delay in submission of documents by promoter
21	M/S Alok Developers, prop. Gokul Ch. Goswami	Application of M/S Alok Developers, prop. Gokul Ch. Goswami for registration of their project "Parvati Enclave" at Nagaon, Assam	Parvati Enclave	20685/-	RERAAKN104/2021	13-07-2021	25-04-2024		
22	M/S Alok Developers, prop. Gokul Ch. Goswami	Application of M/S Alok Developers, prop. Gokul chandragoswami for registration of their project " Kusha Enclave" at Nagaon , Assam	Kusha Enclave	59625/-	RERAAKN59/2021	08-04-2021	07/08/2024		
23	M/S H.B Construction	Application of M/S H.B Construction, guwahati for registration of their project " Shahida Apartment" at Sijubari, Guwahati, Assam	Shahida Apartment	16900/-	RERAAKM83/2021	17-06-2021	25-06-2024		

24	M/S AGRIM AAWAS	Application of M/S AGRIM AAWAS Bongalgaon, Guwahati for registration of their project "Agrim Aawas Bongalgaon" at Dolaigaon, Bongalgaon, Assam	Agrim Aawas Bongalgaon	104800/-	RERAABO60/2021	07-04-2021	31/12/2023	
25	M/S Shanti developers,	Application of M/S Shanti developers, guwahati for registration of their project "Sulok Greens" at Gotanagar, Guwahati, Assam	Sulok Greens	16194/-	RERAAKM88/2021	22-06-2021	12-01-2023	
26	M/S Brahmaputra Corporation	Application of M/S Brahmaputra Corporation, Guwahati for registration of their project "Rodali Grand" at Guwahati, Assam	Rodali Grand	18060/-	RERAAKM79/2021	15-06-2021	31-01-2024	
27	M/S pragya Associates	NH 37 Near Padumbari village ghy-781014	Pragya Associates	11770/-	RERAAKM252/2021	17-12-2022	30-04-2022	Due to delay in submission of documents by promoter
28	M/s Balaji Devcon	M/s Balaji Devcon, Guwahati, Zoo-Japorigog Road, Barnali Path, Hon 9a	Balaji ganga	10707/-	RERAAKM77/2021	10-05-2021	28-02-2023	
29	M/S Parlay Engineering & Construction pvt. Ltd	Application of M/S Parlay Engineering & Construction pvt. Ltd for registration of their project "Parlay Ulka" at hatigaon, Guwahati	Parlay Ulka	13383/-	RERAAKM75/2021	05-05-2021	21-12-2022	
30	M/S. B.B Construction, Prop. Major Singh	Application of M/S B.B Construction, Prop. Major Singh, Guwahati for registration of their project "BB Pearl" at Barsajai, Guwahati Assam	BB Pearl	3011/-	RERAAKM278/2021-2022	04-03-2022	06-03-2024	
31	M/S. B.B Construction, Prop. Major Singh	Application of M/S. B.B Construction, Prop. Major Singh Guwahati for registration of their project "B.B. Hargobind" at Darandha, Guwahati, Assam	B.B. Hargobind	22558/-	RERAAKM 95/2021	06-07-2021	06-06-2024	
32	M/S Ami Construction	Application of M/S Ami Construction, Guwahati, for registration of their project "Ami Residency" at Maidamgaon, guwahati Assam	Ami Residency	4689/-	RERAAKM 71/2021	05-05-2021	31-12-2022	
33	Mahanta Associates,	Application of Surjya Mahanta (Mahanta Associates, R.K. J. P Road Sixmile, Ghy-22, assam	Arunalay, Lokhra Road, Saukuchi, Ghy	11937/-	RERAAKM65/2021	19-04-2021	06.08.2022	

34	Mr Bibhash Baruah	Application of Mr Bibhash Baruah, H no 5, Bye lane 4(N) Pubsaranla, Chandmari	Kanu's at Kahikhuchi, Azara, ghy-17	33177/-	RERAAKM68/2021	30-04-2021	31-03-2027		
35	P J Construction pvt. Ltd	Application of P J Construction pvt. Ltd, Sethi Trust building unit 2 8th floor Bhargarh, ghy-5	Indrapuri Apartment at Nayanpur raod, ganeshguri, ghy-5	11110/-	RERAAKM101/2021	09-07-2021	29.11.2024		
36	Global Estate	Application of Global Estate lotus Building 1st Floor Bhetepara, Ghy-29	Global Imperia Phase II, Khanapara, Beltola	12310/-	RERAAKM176/2021	12-04-2021	31-03-2024		
37	Global space Developers	Application of Global space Developers Near Sarma Service Station Bhetapara Ghy-29	Global Singnature at Kahilipara	25000/-	RERAAKM159/2021	02-03-2021	01-03-2024		
38	BB Construction	BB Construction promoter Mr Major Singh, H no 3 Kanaklata Path, Rukminagar, Po-PS Dispur, Ghy-22	BB Shine	19346/-	RERAAKM97/2021	19-03-2021	31-03-2025		
39	Indotech Infratech Private Limited	Application of Indotech Infratech Private Limited, 12 C-0 2nd Floor Vasant square New Delhi 110070	Rang Homes	68092/-	RERAAKU91/2021	28-06-2021	27.12.2024		
40	Application of Ambe Real Estaes pvt ltd	Application of Ambe Real Estaes pvt ltd Amlee Residency, Makum Road, Tinsukia, Assam, 786125	Ambe Residency Phase C	29000/-	RERAAKI125/2021	25-02-2021	31-03-2025		
41	Shristi Developers	Application of Shristi Developers H no 2 Shristi, Opp Ganga Blood Bank, G.S Road, Ulubari, Ghy-7	Shri sti Pratistha at Glass Factory H.S Road Fatasil, Ghy-9	66375/-	RERAAKM99/2021	08-07-2021	31.12.2024		
42	Shristi Developers	Application of Shri sti Developers H no 2 Shristi, Opp Ganga Blood Bank, G.S Road, Ulubari, Ghy-7 for the project	Shri sti Dharmeswar at Dinesh Ojha path Rajgarh Road, behid Alcare, Diagonstics	12470/-	RERAAKM100/2021	08.07.2021	31.03-2023		
43	Shristi Developers	Application of Shristi Developers H no Shristiopp Ganga Blood Bank G.S Road Ulubari Ghy-7 registration of their project Shri sti pride at Guwa Ram Mikir Path, Bye lane 5 Patharkuchi	Shristi Pride	14840/-	RERAAKM98/2021	08-07-2021	30.09.2023		
44	Shristi Developers	Application of Shri sti Developers H no Shri sti opp Ganga Blood Bank G.S Road Ulubari Ghy-7 registration of their project Shristi Aman at Guwa Ram Mikir Path, Bye lane 5 Patharkuchi Road, Basistha Ghy-29	Shristi Aman	10730/-	RERAAKM96/2021	08-07-2021	31.12.2021		

45	M/S Advantage Realty	M/S Advantage Realty, Anand Arcade 568/1 Hospital Road, Silchar Town, Po-PS Silchar, DistKachar, Assam, Pin 788005 registration of the project Vrindavan garden at Amlicapur part-IV Barakpar Cachar, Assam	Vrindavan Garden	79000/-	RERAACA200/2021	21-02-2021	20-08-2024
46	Assam State Co-operative Housing Federation Ltd (housefed) Dispur and MS Prerona Real Estate Pvt. Ltd. (Joint Venture)	Assam State Co-operative Housing Federation Ltd (housefed) Dispur registration of their project Akash Ganga at Maligaon P.O Maligain PS Jalukbari, Ghy-78101	Akash Ganga	40149/-	RERAAKM/263/2021-2022	01-02-2022	31-12-2022
47	M.B Developers, Integra	M.B Developers, Integra, G.S Road Rukminigaon, Near HDFC Bank Ghy-22 registration of the project Malati Apartment at Rehabari	Malati Apartment	8590/-	RERAAKM163/2021	16-02-2021	15-02-2025
48	KRC Road Kumarpara, ghy 9 registration	Chhabra's Group, KRC Road Kumarpara, ghy 9 registration of the project Leela Residency at Bharalumukh, Ghy-9	Leela Residency	19933/-	RERAAKM187/2021	22-07-2019	31-08-2024
49	Puberan Real Estate pvt ltd, hn0 65 Bongaon Path, Beltola, Ghy-28	Application of Puberan Real Estate pvt ltd, hn0 65 Bongaon Path, Beltola, Ghy-28 registration of the project Puberon apartment III at Byekane of Niribil Path, Ghoramara, Ghy-28	Puberon Apartment III	16070/-	RERAAKM105/2021	13-07-2021	30.01.2025
50	Sriprakash Borah Club Road, Jorhat, Assam,785001	Application of Sriprakash Borah Club Road, Jorhat, Assam,785001 project Narendra Apartment at Club Road, Jorhat Assam	Nagendra Apartment	15000/-	RERAAJO146/2021	01-05-2021	31-12-2024
51	The Dimension, Zoo road Tinial	Application of Sriprakash Borah Club Road, Jorhat, Assam,785001 project Narendra Apartment at Club Road, Jorhat Assam	Dimension Oni	12050/-	RERAAKM111/2021	14-07-2021	31.12.2026
52	M/S Pragyotish Housing pvt ltd	M/S Pragyotish Housing pvt ltd 1st floor Avantika Nilay Ulubari Bazar Road, Ghy-7	Piya Green Hills	46840/-	RERAAKM123/2021	30-10-2017	30-06-2026
53	Rianshi Developers Pvt Ltd 1st Floor Rianshi world sundarpur	Application of Rianshi Developers Pvt Ltd 1st Floor Rianshi world sundarpur, Ghy-05, project Rianshi Pearl at Japrogog, Ghy-5	Rianshi Pearl	4324/-	RERAAKM139/2021	01-06-2021	01-06-2024

54	M/S Samriddhi Panjabari, Panjabari Road, Opp Saraswati Hindu L.P & M.E school	Application of M/S Samriddhi Panjabari, Panjabari Road, Opp Saraswati Hindu L.P & M.E school, Ghy Assam	Samridhi Enclave	17171/-	RERAAKM126/2 021	25-02-2021	31-07-2026		
55	M/S Jayantam Design Associates	Application of M/s Jayantam Design associates, Ajanta Path Hatigaon Charali, GS Road Ghy-5	Ramendra Noble Awas	4885/-	RERAAKM147/2 021	16-04-2021	16-04-2024		
56	Heritage Group	application of Heritage Group, 3rd floor Ganapati Tower Bhajanka Complex, Gs Road Ghy-5	Heritage Adabari	10532/-	RERAAKM133/2 021	01-08-2021	31-07-2026		
57	MS Javi Construction, Mr Abhijit Baruah, S/o Ajit Kumar Baruah, Kharguli, Hati Hill, Guwahati-781004, Assam	Application for registration of their project "Ratna Enclave" at Satgaon Ghy, Assam	Ratna Enclave	11780/-	RERAAKM145/2 021	05-06-2021	31-12-2024		
58	Zenith Real Estate Developers (I) Pvt. Ltd, 119 Rajgarh Road Guwahati-781007 Kamrup (M) Assam	Application of Zenith Real Estate Developers (I) Pvt. Ltd, 119 Rajgarh Road Guwahati-781007 Kamrup (M) Assam	Zenith Court at Lakhimi Nagar Ghy.	4690/-	RERAAKM144/2 021	22-07-2021	30-09-2024		
59	Zenith Real Estate Developers (I) Pvt. Ltd, 119 Rajgarh Road Guwahati-781007 Kamrup (M) Assam	Application of Zenith Real Estate Developers (I) Pvt. Ltd, 119 Rajgarh Road Guwahati-781007 Kamrup (M) Assam	Kaulinya Apartment at Janakpur Ghy	4490/-	RERAAKM156/2 021	14-04-2021	14-04-2025		
60	Bharati Construction Hno-7, Bye Lane no 1 (RHS), Sundarpur, Guwahati	Application of Bharati Construction Hno-7, Bye Lane no 1 (RHS), Sundarpur, Guwahati	Tarita Appartment at 2no Japorigog Ghy	6900/-	RERAAKM171/2 021	05-06-2020	05-06-2023		
61	Jainco Mechanical Construction pvt ltd	Application of Jainco Mechanical pvt ltd	Crystal Oating Heights at opp at Sanjibani Hosptal, Torajan, Jorhat, Assam	9760/-	RERAAJO236/2 021	18.11.2021	30.04.2023		
62	Jainco Mechanical Constructionpvt ltd	Application of Jainco Mechanical pvt ltd	Lakshmi Crystal Tower at Jogdol Khemka Road, Sivsagar, Assam	45130/-	RERAAKV182/2 021	18-08-2021	31-08-2023		
63	Unique Builders KB Road Jorhat, Assam	Application of Unique Builders KB Road Jorhat, Assam	Unique Residency at Kamala Borla Gaon Cholahdara, Jorhat, Assam	4149/-	RERAAJO229/2 021	26-10-2021	31-12-2024		

64	Icon Probuild, 1st Floor Suit no 2008, Ram Kumar Arcade	Application of Icon Probuild, 1st Floor Suit no 2008, Ram Kumar Arcade	Icon Keshari at Beltola, Ghy, Assam	13378/-	RERAAKM154/2 021	11-08-2021	31-10-2025		
65	Anuram Construction30/ 31, SrB Road, Near BSNL office Bora Sevice, Ulubari, Ghy-781007	Application of Anuram Construction30/31, SrB Road, Near BSNL office Bora Sevice, Ulubari, Ghy-781007	Anuraam at Guwahati	10892/-	RERAAKM152/2 021	09-10-2018	08-10-2023		
66	MMD Construction, Kalyani Sagar Path, K	MMD Construction, Kalyani Sagar Path, Kahilipara, Ghy-19	Hemtun at Kahilipara, Guwahati-19	18300/-	RERAAKM180/2 021	16-08-2021	15-08-2025		
67	M/S Global Estate	M/S Global Estate, 1st Floor, Lotus Building, Panbazar Nagaon, Bhetapara, Guwahati 781028	Global Sanskriti at Bhetapara, Ghy- 28	4342/- 17311/-	RERAAKM183/2 021	22-09-2021	21-09-2024		
68	Tulsi Siddhi Realtors	Tulsi Siddhi Realtors, Ground Floor, w/no-58, Holding no 0054841, Lalmati, Bashista Road, Ghy-18, Kamrup, Assam	Tulsa Revanta at lalmati, Ghy-38	86925/-	RERAAKM193/2 021	29-03-2019	31-12-2025		
69	M/S Map Buildcon	M/S Map Buildcon, AT Road, Goarpandu Adabari, PO-Gauhati University, PS-Jalukbari, Ghy-781014, Kamrup(M), Assam	AashiMarq at AT Road, Garpandu, Adabari, Ghy-14	362955/-	RERAAKM208/2 021	01-04-2020	31-12-2026		
70	Atman Developers	1 st floor, Krine VISTA Building, Ananda Nagar, Byelane 3 Gs Road Gy- 781005, Kamrup Assam	Midas Square at Betkuchi, Guwahati	33450/-	RERAAKM189/2 021	01-03-2021	31-12-2024		
71	M/S Subham Builders	Netaji Apartment, GF Lalganesh, Guwahati 34	KKM Complex, Odalbakra, Guwahati	4820/-	RERAAKM232/2 021	05-03-2021	04-03-2024		
72	Kriti Construction	Beltola guwahati-28	Esha Enclave-II, 2 no Maldamgaon	16500/-	RERAAKM199/2 021	14-04-2021	14-10-2025		
73	PB Enterprise	177 Rajgarh Road, Guwahati-07	Anandam Astha at Baghorbori, Ghy	6690/-	RERAAKM228/2 021	01-04-2021	01-03-2025		
74	Allied Group	VIP Road, Six Mile, Ghy- 22	Chakrapani Apartment at Gotanagar, Jalukbari, Ghy-33	31592/-	RERAAKM193/2 021	29-03-2019	31-12-2024		
75	Jupitar Construction	Ananda Nagar Six Mile, Ghy-22	Green Sunshine Square at Lechu Bagan, Ghy	2679/-	RERAAKM/192/ 2021	03-05-2021	02-05-2023		
76	Ivy Builders	Kerakuchi, Boloram Basumatary Path, Ghy-28	Bhagyashree Apartment at Kerakuchi, Ghy-28	13750/-	RERAAKM234/2 021	12-07-2021	31-03-2024		

77	Arunodaya Infracorp Pvt Ltd	Rodali Path Central Chowidhinge, Dibrugarh, Assam	Himalayan Heights, Amolapattydibrugarh, Assam-786001	26800/-	RERAADB223/2021	30-10-2021	31-10-2024		
78	M/S Veer Real Estate Pvt Ltd	A Garima Gold, M/S Road, Ghy	Gokul Prime at Odalbakra, Kamrup (M) Assam	16996/-	RERA AKM220/2021	01-03-2018	31-12-2023		
79	Tirupathi Builders	Sikaria Compound, Christian Basti, GS Road, Ghy-5	Achyut Express Tower beside of Royal Arcade Dr B Barooah Road, Ghy-7	79614/-	RERA AKM209/2021	09-08-2021	31-03-2025		
80	Eco Green Infracon	NH No 10 Amravati Path Christianbasti, Ghy-05	Krishna Green at Kahilipara Guwahati	17500/-	RERA AKM202/2021	01-08-2021	31-07-2025		
81	M/S Nirman	Hno 67 4th APBN Road, Kahilipara, Ghy-18	DD Residency at No.3 Kahilipara Guwahati, Kamrup, Assam	2008/-	RERA AKM261/2021-2022	29-01-2022	30-08-2025		
82	Rianshi Developers Pvt Ltd 1st Floor Rianshi world sundarpur	1st Floor Rianshi world sundarpur	Rianshi Plaza	3345/-	RERA AKM221/2021	01-10-2020	30-09-2023		
83	Urban Construction & Developers	Hno 14, 1st Bye Lane, VIP Road, sixmile, Near Rahman Hospital	Urban Homes at 1 no Maidamgaon, Beltola	11110/-	RERA AKM245/2021	01-10-2021	30-09-2025		
84	M/s Renu Enclave	A/1 Nitya Enclave, Zoo Narengi Road, HatigarhChariali, Ghy-24	Renu Enclave at Japorigog, Ghy-05	3700/-	RERA AKM276/2021-2022	25.03.2021	24.09.2023		
85	Larica Green Hemlet	Anand Lakhotia, Ward no 14, GS Road, above woodland Restaurant, Ulubari, Ghy-7	Larica Green Hamlet II at Bongaon, Palasbari, Kamrup, Assam	188000/-	RERA AKM286/2021-22	29-03-2022	15-10-2026		
86	P.R India Commercials Pvt. Ltd	Rajkumar Plaza, First floor Chatribari, Ghy-01	PR Height at Manpara, Guwahati	45195/-	RERA AKM231/2021	01-07-2021	31-12-2025		
87	Gururcharan Developers, AK Azad Road, Lalganesh	AK Azad Road, Lalganesh	Gururcharan Prestige	4700/-	RERA AKM230/2021	11-01-2021	10-01-2024		
88	Gururcharan Developers, AK Azad Road, Lalganesh	AK Azad Road, Lalganesh	Gururcharan Serenity at Pachim Boragaon, Jalukbari, Kamrup, Assam	16500/-	RERA AKM233/2021	01-01-2021	31-12-2024		
89	M/S Dwell well	Hno.12 Alpine Road, Colony Bazar, Jyotikuchi, Guwahati, 781016	Matri Nilbas at Borabari	14715/-	RERA AKM262/2021-2022	01-02-2022	20-06-2023		
90	M/s Global Space Developer	Near Sarma Service Station, Champak Nagar, Bhetapara Road, Ghy-29	Global Aashiyana Block II at Birubari	20500/-	RERA AKM237/2021	29-09-2021	28-09-2024		

91	Aryan Builders*	Choladhara, Shastri path, Jorhat, Assam	Charu Gauri Apartment	4020/-	RERAAJO238/2 021	01-04-2019	30-06-2022		
92	Greentech Builders	Dharapur, Opp. Dharapur HS School, Ghy-781017	Greentech Residency	69030/-	RERAAKM246/2 021	30-08-2021	30-08-2025		
93	Akriti Construction	Nilemani Phukan Path, Christian basti, Guwahati-05, Assam	Akki Square, Maidamgaon, Beltola, Kamrup (M), Assam	11100/-	RERAAKM247/2 021	01-01-2021	31-12-2024		
94	Akash developers	chainsukh Building, HM das Road, Rehabari	Swasteek Samridhi 2, Gotanagar, Jlaukbari, ward no 16	14760/-	RERAAKM253/2 021	01-12-2021	30-11-2025		
95	Maa Ambika Construction	TRP Road, Jorhat	GG Villa, TRP Road, ward No 13, Jorhat	20070/-	RERAAJO/281/2 021-2022	07-03-2022	04-08-2025		
96	Ashmit Construction	3rd Floor, Surya Plaza, uwahati 781018	Ashmit Grand at vilOdalbakara, Lalganesh, Pragatinagar, Mouza Beltola	3346/-	RERAAKM254/2 021	20-09-2021	31-12-2023		
97	Roodraksh Infratech	2nd Floor, MG Road, Guwahati 781001, Assam	Roodraksh Kundan Phase II at Narangi, Satgaon, Guwahati, Assam	150555/-	RERAAKM267/2 021-20222	04-02-2022	22-06-2025		
98	Buildtech Developers	1st Floor, Roosa Hardware, SRCB Road, Fancy Bazar	The Edge at Garal, Azara, Guwahati	46355/-	RERAAKM256/2 021	08-11-2021	07-11-2026		
99	Synergy Creation (I) Pvt Ltd	Chandas Tower, 2nd Floor, Hatigaon Road, Dispur, Guwahati-06, Assam	Synergy Pearl at Vidyamandir path, Bhetapara, Mouza Beltola, kamrup, Assam	12050/-	RERAAKM258/2 021	31.01.2022	31.10.2024		
100	Ramindri Construction	Central Mall 6th floor, GS Road, Guwahati-5	Ramindri Garden, at Silkaria Compound, Christian Basti	40634/-	RERAAKM260 OF 2021-2022	17-01-2022	30-04-2023		
101	Anuram Construction	SRB Road, Bora Service, Guwahati-07, Kamrup Assam	Anuram Phase II at Ulubari, ward No 18	7160/-	RERAKM152-A/2021-2022	22-03-2022	03-08-2025		
102	Ancon Construction	KRB Road, Bharalumukh, Guwahati 09	Karuna Enclave at Kundil Nagar Path, Basistha Charialli	25700/-	RERAAKM266/2 021-2022	04-02-2022	30-06-2025		
103	Oqtis Infra Private Limited	Bir Lachit Path, House No 1 Ajanta path, Guwahati	Oqtis Arcadia at garal Kamrup (M), Assam	5100/- 10161/-	RERAAKM265/2 021-2022	20-08-2021	20-08-2024		

104	JM Builder Contractor & Developer	AT Road, Jorhat, Assam	KH Tower at Seauli Ali, AT Road, Jorhat, Assam	8835/-	RERAAJO279/2 021-22	05-03-2022	06-03-2026		
105	M/S Prime home Builders Peace Enclave,	Peace Enclave, Ulubari Chariali, Ghy-07 (Above Pratidin Time News Channel) Dist: Kamrup, Assam	Divine Terrace to be set up at w/n 06, vill Betkuchi, Kamrup(M) Assam	4050/-	RERAAKM268/2 021-2022	07-02-2022	25-05-2025		
106	SS Construction	Sharma Kalita Building, Bharalumukh, AT Road, Guwahati 09	Shristi Surya Apartment to be set up at Lastgate, Dispur, Kamrup M Assam	33120/-	RERAAKM270/2 021-2022	10-02-2022	28-06-2024		
107	SS Construction	Sharma Kalita Building, Bharalumukh, AT Road, Guwahati 09	Shree Mayur Exotica to be set up at Nagaon, Assam	4365/-	RERAAANN274/2 021-2022	29-09-2020	20-09-2025		
108	M/S Aero City Builders Pvt Ltd	609, 6th floor, Ganeshguri, Protech center	Protech Dharapur a unit of Chandreshwarpram at Dharapur	67116/-	RERAAKM273/2 021-2022	17-02-2022	23-01-2026		
109	MP Construction	Anand Nagar, sixmile, ghy-22	Palacia Signature to be set up at Narakasur, Baliram Teron path, kahilipara, Near 10 AP BN	10720/-	RERAAKM282/2 021-2022	08-03-2022	31-05-2024		
110	Saphire Infra	6th Block B Central mall, GS Road, christian Basti, Ghy 05	Saphre Tower to be set up at Maidamgaon, Beltola	36771/-	RERAAKM/277/ 2021-2022	04-03-2022	31-12-2024		
111	Boraj Infrastructure Pvt Ltd	Bora Service Station (Complex), GS Road, Ulubari, Ghy-07	Boraj Quay to be set up at Nabin Nagar, Zoo, Ghy-24	8200/-	RERAAKM283/2 021-2022	09-03-2022	08.03.2025		
112	Riscon Builders Pvt. Ltd	Durga Ram Das Complex, Ruminigaon, GS Road, Ghy-22, Ph-6001799010	RisconAwas to be setup at Lachit Garh path, near SBI garchuk, Ghy-35	84450/-	RERAAKM09/20 22-2023	09-05-2022	06-03-2027		
113	Percept Infra Realtors pvt ltd,	6 C, Century Apartment Ganeshguri, GS Road, Ghy-787006, Assam	Marvella to be set up at Sahar Guwahati Part-1, Kumarpura, Guwahati-01, Kamrup (M), Assam	13349/-	RERAAKM285/2 021-2022	22-03-2022	31-05-2024		
114	M/S Excel Engineering	Prop Kumar Kashyap Konwar H no 68, Ashram Road, South Sarania, Ghy-781007, Kamrup Metro, Assam	Excel Tower & Excel Residency Phase II to be set up at Khanapara, Guwahati, Assam	10710/-	RERAKM02/202 2-2023	11-04-2022	20-09-2022		

115	M/S Pragjyotish Housing Pvt. Ltd.	3rd Floor, Avantika Nilay, Ulubari Bazar Road, Ulubari, Ghy-781007, Assam	Piya Castle to be set up at Red Cross Hospital Road, Chandmari, Ulubari, Kamrup, Assam	10706/-	RERAAKM04/2022-2023	12-04-2022	30-06-2025		
116	Babul Choudhury	Prop Necon& Associates, Ulubari, South Sarania, Hill View Road, H no 14, Ghy, Assam	Mira Residency to be set up at Vill Borsojal, Kamrup M, Assam	30952/-	RERAAKM/01 of 2022-2023	08-04-2022	30-06-2025		
117	Shivaditya Global Developers,	GS Road Christian Basti, Opposite appolo Hospital, guwahati-781015, Assam	The High Street to be set up at GS Road, Christian Basti oppo Apollo Hospital, Ghy-781015	114650/-	RERAA/KM13/2022-2023	24-05-2022	30-06-2024		
118	Ramindri Infra	6th Floor Block B, Centrall Mall, Christian Basti	Ramindri Greens	68128/-	RERAANN 11/2022-2023	09-05-2022	31/12/2025		
119	Sea View Developers	Hno 1A, Near Hengrabari High School, Borbari, Chariali	Balindra Tower	11000/-	RERAAKM16/2022-2023	25-05-2022	05-11-2023		
120	Sailaza Construction	Prop. Manas Pratim Talukdar, Hno 21, Kanakdata path, Rukminigaon, Guwahati 22, Assam	Mangalmurti Enclave to be set up at Sachal, VIP Road, Kamrup (M), Assam	2010/-	RERAAKM06/2022-2023	04-05-2022	30-06-2024		
121	Lohit Infratech	Near State Bank of India AT Road, Chariali, Digboi	Lohit Hill View to be set up at AK Dev Road, Uchiram Boro Path, Datalpara, Ghy-25	14100/-	RERAAKM/05/2022-2023	12-04-2022	30/09/2024		
122	ABG Infratech Pvt. Ltd	Rehana Mansion, Ratan Dewan Road, Ulubari, Guwahati, Assam, 781007	ABG luit View to be set up at MC Road, Barowari, Ghy-781003, Assam	3000/-	RERAAKM29/2022-2023	12-02-2020	30-06-2022		

B. In relation to Real Agents :

Serial No.	Name of Real Estate Agent	Address of Real Estate Agent	Fees paid(In rupees)	Registration No.	Date of issue of Registration	Date of which registration Expires	Remarks
1	2	3	4	5	6	7	8
1	VISHAL JAIN	VISHAL JAIN, S/O: Naorendra Kumar Jain, Flat No: E-901, Spanish Garden, Zoo Road.	10000/-	03 OF 2021	16-Jul-2021	15-Jul-2026	
2	Bhriku Kr. Saikia	Bhriku Kr. Saikia, S/O: Gajen Saikia, Solaguri, Jamugurihat	10,000/-	04 OF 2021	13-Jul-21	12-Jul-26	
3	JEET KUMAR	H/No: 999, Opp: Saikia Commercial Complex, G.S Road, Ghy-5	10000/-	05 OF 2021	13-Jul-2021	12-Jul-2026	
4	ANANTA DUTTA	S/O: Keshab Dutta, Robingaon, P.O: Dhorguri, P.S- Khetri	10,000/-	06 OF 2021	24-Sep- 2021	23-Sep-2026	
5	ADITYA KUMAR GOGOI	S/O: H.N Gogoi, H/No: 10, Hatigaon, Ghy-38	10000/-	07 OF 2021	24-Sep- 2021	23-Sep-2026	
6	Mustak Ahmed	S/O: Sumsuddin Ahmed, Na-Ali, Sivsagar.	10,000/-	08 OF 2021	28-Sept- 2021	27-Sep-26	
7	VIVEK AGARWAL	S/O: Sankar Lal Agarwala, GMC Road, GMCH Road.	10000/-	09 OF 2021	21-Oct- 2021	20-Oct-2026	

8	Hem Ch Gogoi	S/O: Rajdhar Gogoi, Dighal Mesaki Gaon, P.O: Saikhowaghat	10,000/-	10 OF 2021	29-Oct-21	28-Oct-26
9	VIKAS GOENKA	S/O: Late Arun Goenka, Shubham Buildwel, lobby C, 6th floor, Zoo Road	10000/-	11 OF 2021	11-Nov- 2021	10-Nov-2026
10	NUR HAQUE	S/O: Tosnur Ali, Vill: Udiana, P.O: Udiana, P.S:Rangaia	10,000/-	12 OF 2021	15-Nov- 2021	14-Nov-2026
11	ROBIN GOGOI	S/O: /O: Rajdhar Gogoi, Dighal Mesaki Gaon, P.O: Saikhowaghat	10000/-	13 OF 2021	18-Nov- 2021	17-Nov-2026
12	BEEKAY REALTORS	Nilgiri Mansion, 2nd floor, Opp Namecare Hosp[ital, Bhangagarh, G.S Road, Guwahati-05	50,000/-	14 OF 2021	18-Nov- 2021	17-Nov-2026
13	MANAS JYOTI DAS	Subaijar Road, Near Kamala Press, Bijni.	10000/-	15 OF 2021	26-Nov- 2021	25-Nov-2026
14	SANJAY KUMAR AGRAWAL	S/O: Lt. Sri Narayan Agarwal, 4th floor, Protech Pritam, Near Masjid, Athgaon, Guwahati-01	10,000/-	16 OF 2021	04-Dec- 2021	03-Dec-2026
15	PABITRA KR DEKA	S/O: Chabin Ch. Deka, H/No: 02, K.K Bhata Path, Chenikuthi, Ghy- 03	10000/-	17 OF 2021	08-Dec- 2021	07-Dec-2026
16	GAURAV AGARWAL	S/O: Sri Shawarmal Agarwal, H/No: 06, Bye Lane: 12 Rajgarh	10,000/-	18 OF 2021	20-Dec- 2021	19-Dec-2026

17	AMAL DEKA	S/O: Srikanta Deka, H/NO: 10, Beltola Chariali, Ghy-28	10000/-	19 OF 2021	20-Dec- 2021	19-Dec-2026	
18	SANJAY GUPTA	S/O: Shiv Narayan Gupta, D/3, City Heart Apartment, Lachit Nagar	10,000/-	20 OF 2021	20-Dec- 2021	19-Dec-2026	
19	M/S AARAB INDIA ASSOCIATES	VIP Road, Sixmile, P.S: Dispur, Ghy-22	50000/-	21 OF 2021	29-Dec- 2021	28-Dec-2026	
20	GOPAL AGARWAL	S/O: Sajjan Kr. Agarwal, Mayur Krishna Market, Railway Gate No: 03, SRCB Road, Fancy Bazar, Ghy: 01	10,000/-	22 OF 2021- 22	09-Jan- 2022	04-Jan-2027	
21	CHANDAN SAHA	S/O: Dulal Saha, H/No: 34, Hill View Road, Jyotikuchi, Odalbakra, Ghy-34	10000/-	23 OF 2021- 22	05-Jan- 2022	04-Jan-2027	
22	ALAKESH BARMAN	S/O: Rabindra barman, Milijuli Path, Jilika Path, Kalakhtera,	10,000/-	24 OF 2021- 22	10-Feb- 2022	09-Feb-2027	
23	PANKAJ MAHESWARI	S/O: K.P Maheswari, Ashtha Tower, 2nd floor, Panbazar, Ghy-01	10000/-	25 OF 2021- 22	21-Feb- 2022	20-Feb-2027	
24	Bidyut Bikash Hazarika	S/O: Late Prabin Kr. Hazarika, A.R.B Road, Near Shiv Mandir, South Haibargaon, Nagaon	10000/-	26 OF 2021- 22	2-Mar-22	1-Mar-2027	
25	CHINTU NATH	Satsanga Ashram Road, Silchar-07, Dist: Cachar	10,000/-	27 OF 2021- 2022	02-Mar- 2022	1-Mar-2027	
26	Amit Kr. Jain	Dharam Chand Jain, H/No:79, A.K Azad Road, Ghy-08i	10000/-	28 OF 2021- 2022	5-Mar-22	4-Mar-27	

27	Anku Das	S/O: Girindra Nath Roy, Indira Nagar, Near FCI Godown, Tezpur,	10,000/-	29 OF 2021- 2022	22-Mar-22	21-Mar-27
28	Mrs. Manoshi Das	D/O: Late Kanu Sen, H/No: 04, Geetanjali Path, Rolling Mill, Ghy	10000/-	30 OF 2021- 2022	31-Mar-22	30-Mar-27

II. Return on number of cases filed before the Regulatory Authority and Adjudicating Officer for settlement of disputes and adjudicating upon.

2021-2022

Sl. No.	No. of cases pending in the last quarter by the regulatory authority	No. of cases received during the quarter by the regulatory authority	No. of cases disposed of by the regulatory authority.
1 st Quarter April to June, 2021	62	4	12
2 nd Quarter July to Sept, 2021	54	10	02
3 rd Quarter Oct. to Dec. 2021	62	10	01
4 th Quarter Jan. to Mar, 2022	71	07	07

Sl. No.	No. of cases pending in the last quarter by the Adjudicating Officer	No. of cases received during the quarter by the Adjudicating Officer	No. of cases disposed of by the Adjudicating Officer
1 st Quarter April to June, 2021	04	01	00
2 nd Quarter July to Sept. 2021	05	02	00
3 rd Quarter Oct. to Dec, 2021	07	00	00
4 th Quarter Jan. to Mar. 2022	07	00	00

N.B.: Adjudicating Officer was not appointed during the period of report. However correspondences were going on for preparation of panel of suitable incumbents.

III. Statement on periodical Survey conducted by the Authority to monitor compliance 2021-2022

Sl	Survey conducted during the quarter with details	Observation of Authority	Remedial Steps taken
1st Quarter			
1	w.e.f 01/04/2021 to 30/06/2021	NIL	NIL
2nd Quarter			
2	Name of Project: Lohit omat tower Location- VIP Road, Borbari Date of inspection: 10/07/2021	1. Open Sewage pipe in the entry point instead of concealed pipe. 2. Fire fighting hose reel is not provided. 3. Ceramic tiles on the floor of staircase found broken. 4. Fire fighting measures in the lobby without connection.	The inspection report was shared with the complainant and respondent for necessary action.
3	Name of Project: Jeshudhara Apartment Promoter- M/s Pearl Builder Chandmari. Date of inspection: 21/07/2021	1. Unauthorized construction of wall. 2. Lift not functional. 3. Accumulation of water in terrace area	Authority vide order dtd. 26/09/2022 in complaint case no. RERA/Assam/COM/2021/29 directed CEO GMDA to demolish the unauthorized construction.
4.	Name of Project- AGB Park Prime Date of Inspection- 30/09/2021 Location- Chandmari, Guwahati	1. Finishing of plastering and other allied works not completed. 2. Fitting of Iron Grill instead of aluminum grill. 3. Staircase is 3 feet wide approximately. 4. Installation of transformer not in proper place. 5. Water leakage at terrace. 6. Lift quality is sub-standard. 7. On inspection some of the allegations	Chief Electrical Inspector, Assam cum Advisor to submit report on the quality of lift.

5.	Date of Inspection: 09/08/2021 Name of Project: Milenium Garden of M/s Nav Nirman Construction.	were found to be rectified. On inspection it was found that the Promoter started construction of 7 numbers of block without RERA Registration under RERA and also started booking of Apartments. Accordingly, a suo-motu penalty case was registered vide case no. RERA/Assam/Notice/2021/33 dtd. 11/11/2021	Authority vide order dtd. 11/11/2021 imposed Penalty of Rs. 2 Lak. Amount was realised and deposited in to Govt. Account.
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3rd quarter

6	Name of Project: Shruti Niwas Name of Promoter: Madhab Sarma Date of Inspection: 7/12/2021 Inspected by: a) Secretary RERA b) TP RERA.	1. Provision as per NOC no. of floors G+4. 2. No. of units 12 nos. 3. Promoter violated the provision of NOC and constructed the project as under- a) No. of floor G+5. b) No. of units 16 nos.	The competent Authority i.e., GMC was directed to take appropriate action.
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4th quarter

7	Name of Project: Inspire Hights Name of Promoter: Purbasa Builders Date of Inspection: 2/03/2022 Inspected by: a) Secretary RERA b) TP RERA c) GMDA d) GMC	1. Promoter took up the project for construction of B+G+7 building in three blocks for mixed use in the project name of "Pranab Residency". 2. The Promoter applied NOC B+G+9 building in the project name of "Inspire Heights" and abandoned the previous project. 3. The promoter advertised for booking of flats.	1. Allowed withdrawal of project "Pranab Residency". 2. Showcase notice being issued for violation of section 3(1).
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8	Name of Project: Gunji Heights, Name of Promoter: Sankardev Real Estate Date of Inspection: 11/01/2022 Inspected by: a) TP RERA b) Consultant RERA (D Kalita) c) GMDA d) GMC	41 nos. of flats out of 64 units booked and agreement for sale was executed. - Validity of RC expired on 16/10/2021. - The promoter filed application for extension of registration without required documents.	- The promoter has been asked to furnish required documents. - Matter is under consideration for extension of validity of RC.
9	Date of Inspection: 08/02/2022 Project name: Ganga Shanti Promoter name: Madhab Sarma Inspected by: a) TP RERA b) Kapil Deb Chowdhury, Zonal Engineer GMC c) Mrinmay Mahanta, Site engineer GMDA	- Project was partially implemented by erstwhile promoter namely Ganga Associates. - Later on, the promoter transferred implementation of the project to third party namely "Shri Madhab Sarma"	Registration certificate was issued against the project.
10	Date of inspection- 21/10/2021 Name of Apartment: M/s Harshita Construction and Rangdhali Builders and Developers. Project Name: Geenwood Residency Hatigaon. Inspected by: 1. TP, RERA 2. Secretary, RERA.	- No boundary wall in one side. - Lift not installed. - Electrification works not completed. - Deep boring is not installed. - Transformer is not properly installed. - No security shades.	The matter is under process for disposal in complaint case no. Assam/RERA/2017/253
11	Date of Inspection: 22/02/2022 GMC NOC no. GMC/W29/0368/201020 21 Dtd. 30/11/2021 Name of Promoter: Prakash Dutta and Pankaj Dutta. Location: Near DPS, Ahom Gaon, Guwahati.	Piling is going on; Construction is in initial stage	The Promoter was directed to apply for Registration of their project under RERA Assam and not to advertise for booking/ sale etc. (Subsequently promoter applied for registration under RERA Assam and RC was issued on 18/11/2022)

12	Date of Inspection: 22/02/2022 GMC NOC no. GMC/W29/0324/1809/20 21 Dtd. 21/11/2021 Name of Promoter: Gautam Agarwalla and Raunak Agarwalla. Location: Near Apollo Hospital, Christianbasti.	Piling is going on; Construction is in initial stage	The Promoter was directed to apply for Registration of their project under RERA Assam and not to advertise for booking/ sale etc.
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IV. Statement on Steps taken to mitigate any non compliance of the provisions of the Act and the rules and regulations made hereunder by the promoters, allottees and real estate agents

Sl No.	Subject	Steps taken	Results achieved
1.	Contravention of Section 3	Proceeding u/s 59 of the Act was drawn up	Penalty against 12 cases recovered and direction for registration of the project issued.

I. Statements on penalty imposed by the regulatory authority for contraventions of the Act and directions of the Regulatory authority and Adjudicating Officer.

Sl No	Name of the promoter	Details of the direction issued	Penalty imposed (in lakh)	Whether paid
01	M/S Mee Infrastructure	Penalty imposed	Rs. 3.00	Paid
02	M/S Nav Nirman Construction (Milleium Garden)	Penalty imposed	Rs. 2 .00	Paid
03	M/S Mayfair Developers and Builders (Mayfair Kamakhya)	Penalty imposed and the promoter is directed to submit his registration application within 15 days	Rs. 2 .00	Paid

04	M/S Mayfair Developers and Builders (Mayfair Vinayak)	Penalty imposed and the promoter is directed to submit his registration application within 15 days	Rs.0.10	Paid
05	ABG Infratech Pvt. Ltd (ABG Park Prime)	Penalty imposed of and the promoter is directed to submit his registration application within 30 days	Rs. 2 .00	Paid
06	Skati Developers (SKATI NIWAS)	Penalty imposed	Rs.0.25	Paid
07	Agrim Infra Project	Penalty imposed and the promoter is directed to submit his registration application within 15 days and to upload the Occupancy Certificate on his webpage of the official website of RERA, Assam	Rs. 2.00	Paid
08	M/S Arunodoi Apartment (Uslata Enclave)	Penalty imposed and the promoter is directed to apply for registration of the project within 30 days	Rs. 0.50	Paid
09	Arya Erectors	Order not issued		
10	Shri Madhab Sharma, Proprietor of Ganga Shanti Apartment	Penalty imposed	Rs. 5 .00	Paid
11	Mascot Entrade Pvt. Ltd.	Penalty imposed and the promoter is directed to submit his registration application within 30 days	Rs. 5 .00	Not paid
12	M/S Aarvee Associates	Closed as the RC is already issued		
13	M/S Brahmaputra Infrastructure	The promoter is directed to immediately upload the copy of the Occupancy Certificate in the official RERA website at his webpage within 15 days		
14	ABG Infratech Pvt. Ltd (ABG LUIT VIEW)	Penalty imposed and the promoter is directed to submit registration application for the project within 30 days.	Rs.0.50	Paid
15	M/S Arunodoi Apartment (GNB Complex)	Penalty imposed and the promoter is directed to apply for registration of the project within 30 days	Rs.2.00	Paid
16	M/S Saraighat Builders	Penalty imposed and the promoter is directed to apply for registration of the project within 30 days	Rs. 2.50	Not paid
17	Bipul Construction	Order not passed		
18	Holy Mount Association (Holy Mount Home)	Penalty imposed and the promoter is directed to submit registration application within 15 days	Rs. 1.50	Not paid
19	Nav Srinath Infratech Pvt. Ltd (NAKESHA)	Penalty imposed	Rs. 3.50	Paid
20	M/S RDB Realty and Infrastructure	Order not passed		

Chapter-III

Brief report in the Format provided by Ministry of Housing and Urban Affairs

Government of India in Ministry of Housing and Urban Affairs vide letter No. O-17024/1059/2017-HOUSING SECTION-MHUPA-Part (5)/EFS-9133255 dated 13th July, 2022 instructed to provide a brief report on number of Projects, Number of Complaints, Number of Orders passed and Awareness Events/ Workshop organized in the Format prescribed by the Ministry in the Annual Report.

The brief report is as under:

NUMBER OF PROJECTS DURING FINANCIAL YEAR 2017-2018						
TOTAL REGISTERED PROJECT	COMPLETED PROJECTS		ONGOING PROJECTS	PROJECTS EXTENSION GRANTED		PROJECTS REGISTRATION REVOKED
	COMPLETED WITHIN TIMELINE	COMPLETED AFTER TIMELINE		EXTENSION UPTO 1 YEAR	EXTENSION BEYOND 1 YEAR	
33	3	0	30	1	0	0

NUMBER OF PROJECTS DURING FINANCIAL YEAR 2018-2019						
TOTAL REGISTERED PROJECT	COMPLETED PROJECTS		ONGOING PROJECTS	PROJECTS EXTENSION GRANTED		PROJECTS REGISTRATION REVOKED
	COMPLETED WITHIN TIMELINE	COMPLETED AFTER TIMELINE		EXTENSION UPTO 1 YEAR	EXTENSION BEYOND 1 YEAR	
139	4	0	135	5	1	0

NUMBER OF PROJECTS DURING FINANCIAL YEAR 2019-2020						
TOTAL REGISTERED PROJECT	COMPLETED PROJECTS		ONGOING PROJECTS	PROJECTS EXTENSION GRANTED		PROJECTS REGISTRATION REVOKED
	COMPLETED WITHIN TIMELINE	COMPLETED AFTER TIMELINE		EXTENSION UPTO 1 YEAR	EXTENSION BEYOND 1 YEAR	
130	3	0	127	1	0	0

NUMBER OF PROJECTS DURING FINANCIAL YEAR 2020-2021						
TOTAL REGISTERED PROJECT	COMPLETED PROJECTS		ONGOING PROJECTS	PROJECTS EXTENSION GRANTED		PROJECTS REGISTRATION REVOKED
	COMPLETED WITHIN TIMELINE	COMPLETED AFTER TIMELINE		EXTENSION UPTO 1 YEAR	EXTENSION BEYOND 1 YEAR	
84	0	0	84	0	0	0

NUMBER OF PROJECTS DURING FINANCIAL YEAR 2021-2022						
TOTAL REGISTERED PROJECT	COMPLETED PROJECTS		ONGOING PROJECTS	PROJECTS EXTENSION GRANTED		PROJECTS REGISTRATION REVOKED
	COMPLETED WITHIN TIMELINE	COMPLETED AFTER TIMELINE		EXTENSION UPTO 1 YEAR	EXTENSION BEYOND 1 YEAR	
100	0	0	100	0	0	0

N.B. 2 (two) nos. of application for registration was withdrawn.

Number of Complaints during Financial Year-2017-2018							
Total Number of Complaints filed 08				Total Number of Complaints Disposed 00			
For Possession	For Compensation	For Refund	For Interest	For Possession	For Compensation	For Refund	For Interest
07	Nil	01	Nil	Nil	Nil	Nil	Nil

Number of Complaints during Financial Year-2017-2018					
Total Numbers of pending complainants 08			Total number of complainants for penalty 00		List of Defaulters'
Less than 6 months	More than 6 months	More than 1 year	Order Executed	Order not Executed	(to be Annexed)
08	Nil	Nil	Nil	nil	Nil

Number of Orders passed during Financial Year- 2017-2018												
Total Numbers of Orders passed	For Handing Over Possession		For Refund		For Compensation		For Penalty		For Interest		For Recovery Certificate	
	Orders Executed	Orders Not Executed	Orders Executed	Orders Not Executed	Orders Executed	Orders Not Executed	Orders Executed	Orders Not Executed	Orders Executed	Orders Not Executed	Issued	RC Executed
Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

N.B. (1) No. of cases received during this year : 08
(2) No. cases disposed during this year Nil : Nil

Number of Complaints during Financial Year-2018-2019							
Total Number of Complaints filed 09				Total Number of Complaints Disposed 00			
For Possession	For Compensation	For Refund	For Interest	For Possession	For Compensation	For Refund	For Interest
09	Nil	Nil	Nil	Nil	Nil	Nil	Nil

Number of Complaints during Financial Year-2018-2019					
Total Numbers of pending complainants 17			Total number of complainants for penalty 00		List of Defaulters'
Less than 6 months	More than 6 months	More than 1 year	Order Executed	Order not Executed	(to be Annexed)
04	05	08	Nil	Nil	Nil

Number of Orders passed during Financial Year- 2018-2019												
Total Numbers of Orders passed	For Handing Over Possession		For Refund		For Compensation		For Penalty		For Interest		For Recovery Certificate	
	Orders Executed	Orders Not Executed	Orders Executed	Orders Not Executed	Orders Executed	Orders Not Executed	Orders Executed	Orders Not Executed	Orders Executed	Orders Not Executed	Issued	RC Executed
Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

N.B. (1) No. of cases pending in the previous year : 08
 (2) No. of cases received during this year : 09
 (3) Total nos. of cases : 17

Number of Complaints during Financial Year-2019-2020				Total Number of Complaints Disposed			
Total Number of Complaints filed				00			
For Possession	For Compensation	For Refund	For Interest	For Possession	For Compensation	For Refund	For Interest
14	01	08	Nil	Nil	Nil	Nil	Nil

Number of Complaints during Financial Year-2019-2020			Total number of complainants for penalty		List of Defaulters'
Total Numbers of pending complainants			00		
Less than 6 months	More than 6 months	More than 1 year	Order Executed	Order not Executed	(to be Annexed)
14	09	17	Nil	Nil	Enclosed

Number of Orders passed during Financial Year- 2019-2020												
Total Number s of Orders passed	For Handing Over Possession		For Refund		For Compensation		For Penalty		For Interest		For Recovery Certificate	
	Orders Execute d	Orders Not Execute d	Orders Execute d	Orders Not Execute d	Orders Execute d	Orders Not Execute d	Orders Execute d	Orders Not Execute d	Orders Execute d	Orders Not Execute d	issue d	RC Execute d
Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

N.B. : (1) no. of cases pending from previous year : 17
 (2) No. of cases received during the year : 23
 (3) Total no. of cases : 40

Number of Complaints during Financial Year-2020-2021							
Total Number of Complaints filed				Total Number of Complaints Disposed			
18				13			
For Possession	For Compensation	For Refund	For Interest	For Possession	For Compensation	For Refund	For Interest
16	Nil	02	Nil	00	Nil	01	Nil

Number of Complaints during Financial Year-2020-2021			Total number of complainants for penalty		List of Defaulters'
Total Numbers of pending complainants			00		
Less than 6 months	More than 6 months	More than 1 year	Order Executed	Order not Executed	(to be Annexed)
16	02	27	Nil	Nil	Enclosed

Number of Orders passed during Financial Year- 2020-2021												
Total Number of Orders passed	For Handing Over Possession 10		For Refund 01*		For Compensation		For Penalty		For Interest		For Recovery Certificate	
	Orders Executed	Orders Not Executed	Orders Executed	Orders Not Executed	Orders Executed	Orders Not Executed	Orders Executed	Orders Not Executed	Orders Executed	Orders Not Executed	Issue d	RC Executed
13	00	00	01*	00	00	00	00	00	01*	00	00	00

N.B. (1) No. of cases pending from previous years	: 40
(2) No. of cases received during the year	: 18
(3) Total No. of cases	: 58
(4) No. of cases dropped ***	: 09
(5) No. of case withdrawn	: 03
(6) No. of case disposed	: 01
(4) Total No. of cases disposed during this year	: 13
(5) Total No. of cases pending	: 45

} 13

***Dropped

1. Banjit Talukdar -vs- M/s. Saroj Realty
2. Anjan Kr. Nath -vs- M/s. R.B. Construction Co. Ltd.
3. Manoj Kr. Dev Roy -vs- M/s. Landmark Estt. Pvt. Ltd.
4. Jatindra Nath Barua -vs- Ms. Susanta Das & Ors.
5. Sunil Das-Purbasa Residents Welfare Society-vs-Ms/ Purbasa Builders and Associates
6. K.N.Sarma-vs-M/s Helicon Builders Pvt. Ltd.
7. Col. M.N.Nath-vs-M/s Mascot Entrade Pvt Ltd.
8. Nijananda Badir -vs- M/s. Developers and Promoter.
9. Abhishek Kasera -vs- M/s. Mascot Entrade Pvt. Ltd.

Number of Complaints during Financial Year-2021-2022							
Total Number of Complaints filed				Total Number of Complaints Disposed			
31				10			
For Possession	For Compensation	For Refund	For Interest	For Possession	For Compensation	For Refund	For Interest
25	01	05	Nil	07	Nil	03	Nil

Number of Complaints during Financial Year-2021-2022						List of Defaulters'
Total Numbers of pending complainants			Total number of complainants for penalty		(to be Annexed)	
66			00			
Less than 6 months	More than 6 months	More than 1 year	Order Executed	Order not Executed		
14	17	35	Nil	Nil		
					Enclosed	

Number of Orders passed during Financial Year- 2021-2022												
Total Numbers of Orders passed	For Handing Over Possession 07		For Refund 03		For Compensation		For Penalty		For Interest		For Recovery Certificate	
	Orders Executed	Orders Not Executed	Orders Executed	Orders Not Executed	Orders Executed	Orders Not Executed	Orders Executed	Orders Not Executed	Orders Executed	Orders Not Executed	Issued	RC Executed
10	03	04	03	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Copy enclosed

N.B. (1) No. of cases pending from previous years : 45
 (2) No. of cases received during the year : 31
 (3) Total No. of cases : 76
 (4) Total No. of cases disposed during this year : 10
 (5) Total No. of cases pending : 66

S. No.	Awareness Events/Workshops organized during FY		
	Date	Place	Name of Awareness Events/Workshop
1	17.08.2021	Conference Hall at RERA, Assam, Jawahar Nagar, Guwahati-22	Implementation of RERA Act With GMC & GMDA

From "O"
[See Rule 38]

Receipts and Payments Account for the year ended 31/03/2022

Balance Sheet as at 31st March 2022

A/c Code	Liabilities	Current year as on 31.03.2022	Previous year as on 31.03.2021	A/c Code	Assets	Current year as on 31.03.2022	Previous year as on 31.03.2021
68	Funds			72	Fixed Assets		
68.1	Capital account	3,30,46,609		72.1	Gross Block at cost	54,00,800	
68.2	Add Excess of Income over Expenditure	-77,50,016		72.2	Less Cumulative Depreciation	10,04,492	
68.3	Other Funds			72.3	Net Block	43,96,308	
69	Reserve			73	Capital Work-in-progress		
70	Loans			74	Investments and Deposits		
70.1	Government			74.1	Investments		
70.2	Other			74.2	Deposits with Banks (Fixed Deposits)		
71	Current Liabilities and Provisions			75	Loans and Advances		
	Security Deposit Payable			75.1	Advance Rent		
		6,624		76	Sundry Debtors		
				77	Cash and Bank balance		
				78	Other Current Assets		
	Total	2,53,03,217	3,30,46,609		Total	2,53,03,217	3,30,46,609

For RAO and EMMAR
CHARTERED ACCOUNTANT
FRN: 003084S

Dated: 03/07/2022

UDIN: 22304477AMMBEG9784



REAL ESTATE REGULATORY AUTHORITY, ASSAM

Income and Expenditure Account for the period 01.04.2021 - 31.03.2022

A/c Code	Expenditure	Current year as on 31.03.2022	Previous year as on 31.03.2021	A/c Code	Income	Current year as on 31.03.2022	Previous year as on 31.03.2021
37	To Chairpersons and Members			61	By Fee, Charges and Fines:		
37.1	To Pay and Allowances	78,00,000	84,81,555	61.1	By Fee	46,08,412	1,74,57,796
37.2	To Other Benefits	-	-	61.2	By Charges	22	-
37.3	To Travelling Expenses	-	-	61.3	By Fines	-	-
37.3.1	To Overseas	-	-	61.4	To Others- Penalties from Promoter	9,83,000	-
37.3.2	To Domestic	-	-	62	By Grants:	-	-
38	To Officers			62.1	By Account with Government	1,94,11,000	1,84,18,000
38.1	To Pay and Allowances	18,32,614	12,53,120	62.2	By Others (RERA Appellate tribunal)	-	-
38.2	To Retirement Benefits	-	-	63	By Gifts	-	-
38.3	To Other Benefits	28,503	-	64	By Seminars and Conferences	-	-
38.4	To Travelling Expenses	-	-	65	By Sale of Publications	-	-
38.4.1	To Overseas	-	-	66	By Income on Investments and Deposits:	-	-
38.4.2	To Domestic	-	-	66.1	By Income on Investments	-	-
39	To Staff			66.2	By Income on Deposits	-	-
39.1	To Pay and Allowances	41,83,169	8,24,600	66.3	By Interest on Loan & Advances	-	8,33,274
39.2	To Retirement Benefits	-	-	67	By Miscellaneous Income:	-	-
39.3	To Other Benefits	23,997	-	67.1	By Claims on Sales of Assets	-	-
39.4	To Travelling Expenses	-	-	67.2	By Excess of Expenditure over	-	-
39.4.1	To Overseas	-	-	67.3	By (Transfer to Capital Fund Account)	-	-
39.4.2	To Domestic	-	-	67.4	By Miscellaneous	-	-
40	To Hire of Conveyance	13,03,365	8,66,016	67.5	By Bank Interest	4,39,024	-
41	To Wages	-	1,35,393				
42	To Overtime	-	-				
43	To Honorarium	-	92,276				
44	To Other Office Expenses	6,51,412	2,16,095				
45	To Expenditure on Research	-	-				
46	To Consultation Expenses	-	6,490				
47	To Seminars and Conferences	-	-				
48	To Publications of RE RA	14,020	19,373				
49	To Rent and Taxes	3,54,751	2,91,412				
50	To Interest on Loans	-	-				
51	To Promotional Expenses	37,456	1,18,000				
52	To Membership Fee	-	-				
53	To Subscription	-	-				
54	To Others:						
	By Leave Salary and Pension	-	-				
	By Bank Charges	973	-				
	By AIFORERA	1,18,000	-				
	By Contribution	-	-				
	By Audit Fee	-	-				
	By RERA Appellate Tribunal	1,45,584	-				
	By Government Revenue	1,59,91,757	2,98,621				
55	To Depreciation	7,05,871	-				
56	To Loss on Sale of Assets	-	-				
57	To Bad Debts written off	-	-				
58	To Provision for Bad and Doubtful Debts	-	-				
59	To Excess of Income over Expenditure	-77,50,016	2,41,06,080				
60	Transfer to Capital Fund Account	-	-				
Total		2,54,43,458	3,67,09,030	Total		2,54,43,458	3,67,09,030

As compiled and audited from the books of accounts made available to us

[Signature]
Secretary

[Signature]
Member

[Signature]
Member

[Signature]
Chairperson



For RAO and EMMAR
CHARTERED ACCOUNTANTS
FIRN 003085
[Signature]
K. H. AGARWAL
PARTNER
MNO: 304477
Dated: 08/07/2022
UDIN: 22304477AMMBE09784

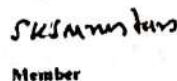
Form - 'D'
Annual Statement of Accounts
REAL ESTATE REGULATORY AUTHORITY, ASSAM
Receipt And Payment Account for the period 01.04.2021 - 31.03.2022

Sl. No.	Receipt	Current year as on 31.03.2022	Previous year as on 31.03.2021	A/c Code	Payment	Current year as on 31.03.2022	Previous year as on 31.03.2021
1	To Balance Brought down:	3,02,38,033	1,50,05,529	13	By Chairperson and Members:	78,00,000	84,81,555
1.1	To Bank			13.1	By Pay and Allowances		
1.2	To Cash			13.2	By Other Benefits		
2	To Fee, Charges and Fines:	46,08,412	1,74,57,736	13.3	By Travelling expenses:		
2.1	To Fee	22		13.3.1	By Overseas		
2.2	To Charges			13.3.2	By Domestic		
2.3	To Fines	9,85,000		14	By Officers:	18,32,614	12,53,120
2.4	To Others- Penalties from Promoter			14.1	By Pay and Allowances		
3	To Grants:	1,94,11,000	1,84,18,000	14.2	By Retirement Benefits	28,505	
3.1	To account with Government			14.3	By Other Benefits		
3.2	To Other			14.4	By Travelling expenses:		
4	To Gifts			14.4.1	By Overseas		
5	To Seminars and Conferences			14.4.2	By Domestic		
6	To Sale of Publications			15	By Staff:	41,83,169	8,24,600
7	To Income on Investments and Deposits:		8,33,274	15.1	By Pay and Allowances		
7.1	To Income on Investments			15.2	By Retirement Benefits	23,997	
7.2	To Income on Deposits			15.3	By Other Benefits		
8	To Loans:			15.4	By Travelling expenses		
8.1	To Government			15.4.1	By Overseas		
8.2	To Others			15.4.2	By Domestic	13,05,365	8,66,016
9	To Sale of Assets			16	By Hire of Conveyance		1,35,393
10	To Sale of Investments			17	By Wages		
11	To Recovery from Pay Bills	4,39,024		18	By Overtime		92,276
12	To Bank Interest	1,63,718		19	By Honorarium	6,51,412	2,16,095
	To Security Deposit (Adj)			20	By Other Office Expenses		6,490
				21	By Expenditure on Research		
				22	By Consultation Expenses		
				23	By Seminars and Conferences	14,020	19,373
				24	By Publications of Authority	3,54,731	2,91,412
				25	By Rent and Taxes		
				26	By Interest on Loans	37,456	
				27	By Promotional Expenses		1,18,000
				28	By Membership Fee		
				29	By Subscription	22,93,605	31,07,195
				30	By Purchase of Fixed Assets		
				31	By Investments and Deposits:		
				31.1	By Investments		
				31.2	By Deposits (FDR)	1,57,094	
				32	By Security Deposit		
				33	By Loans and Advances to:		
				33.1	By Employees:		
				33.1.1	By Bearing Interest		
				33.1.2	By Non Bearing Interest		
				33.2	By Supplier s/contractors		
				33.3	By Others		
				34	By Repayment of Loans		
				35	By Others		
					By Leave Salary and Pension	973	
					By Bank Charges	1,18,000	
					By AIFORERA		
					By Contribution		
					By Audit Fee	1,45,584	60,65,000
					By RERA Appellate Tribunal		
					By Government Revenue		
					GMDA	1,33,50,411	
					State Exchequer	5,33,000	
					Bank Interest	1,06,346	
				36	By Balance Carried Down:	3,09,06,909	3,02,38,035
				36.1	By Bank		
				36.2	By Cash in Hand		
	Total	5,58,45,211	5,17,14,559		Total	5,58,45,211	5,17,14,559

As compiled and audited from the books of accounts made available to us


Secretary


Member


Member


Chairperson

For RAO and EMMAR
CHARTERED ACCOUNTANTS
ERN: 0030849

AGARWAL
PARTNER
MNO: 304477
Dated: 08/07/2022
UDIN: 22304477AMMBEQ97B4

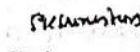
REAL ESTATE REGULATORY AUTHORITY, ASSAM
Jawaharnagar, Khanapara, Guwahati-22

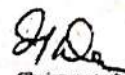
SCHEDULE 1: FIXED ASSETS

PARTICULARS	Gross Block			Balance as at 31st March 2022	Accumulated Depreciation				Balance as at 31st March 2022	Net Block	
	Balance as at 1st April 2021	Additions upto 182 days	Additions after 182 days		Depreciation	Balance as at 1st April 2021	Charged during the year	Reversals		Balance as at 31st March 2022	Balance as at 31st March 2022
Furniture & Fixture	21,92,719.00	20,57,136	2,36,469	44,86,324	10%	1,23,466	4,24,462.00		5,47,928	39,38,396	20,69,253
Computers & Lapto	8,52,556.00			8,52,556	40%	1,70,511	2,72,818.00		4,43,329	4,09,227	6,82,045
CCTV	61,920.00			61,920	15%	4,644	8,591.00		13,235	48,685	57,276
Total	31,07,195.00	20,57,136	2,36,469	54,00,800		2,98,621	7,05,871		10,04,492	43,96,308	28,08,574


Secretary


Member


Member


Chairperson



Chapter-V

Programmes of work for the coming year

1. The Authority shall organise awareness programme for promoters in major cities of the State including Guwahati, Tinsukia, Jorhat, Tezpur, Nagaon and Silchar.
2. Carry out awareness programme for the prospective buyers and allottees.
3. Field visit and inspection of real estate projects shall be intensified.
4. Regular review meeting of the NOC issuing authorities shall be organised for sorting out various problems for quick disposal of registration certificates.
5. Review meeting with the Real Estate Agents will be organized from time to time.
6. Advocacy through News paper advertisement and other media.

Chapter-VI

Recommendations

1. The Real Estate Regulatory Authority is functioning in a rented building. A proposal for construction of independent building was submitted to the Government. Proposal for allotment of land for office has been submitted to DC Kamrup (M).
2. Proposal for creation of additional posts for proper functioning of the Authority and its courts was submitted to Government. These posts need to be created to enable the Authority to discharge all its statutory functions as laid down in the Act.
3. Under Section 75, a separate fund called the "Real Estate Regulatory Fund" needs to be created. The Authority has taken the matter with Government for creation of the fund and also to frame rules for operation of the real estate fund. This statutory provision of the Act requires to be implemented at the earliest.
4. The Authority took up with the Competent Authorities and also with the Government several times that a realistic time frame for completion of the projects needs to be given and adhered to in the building permits in conformity with the provisions of Section 4(2)(I)(C) of the Act read with Rule 3 of the Assam RE(R&D) Rules, 2017. The Authority strongly recommends that realistic time frame for completion of the buildings depending upon its size etc should be given in the building permit.
5. The Authority received complaints of water shortage in many apartments in Guwahati. The provision for assured permanent supply water supply in the project needs to be addressed by competent authority and water availability be made a prerequisite at the time of issue of building permit by the GMC and the other concerned Authorities.
6. It has come to the notice of the Authority that many real estate projects are coming up in various Municipal areas, Panchayat areas, and Planning areas. In view of the absence of RERA functionaries in the Districts many promoters have not been registering their projects with the RERA. To ensure registration of the all eligible

projects, Deputy Commissioners were requested to review the matter in the monthly District Development Committee meeting with concerned Executive Officers of Urban local bodies, Deputy Director of Town & Country Planning and Executive Officers of the Zilla Parishads. Government have subsequently issued necessary directives to the Deputy Commissioners.

7. The Authority recommends that instructions be issued by Government to the Deputy Commissioners, Deputy Director of Town & Country Planning and CEO Zilla Parishad for regular monitoring and inspection of Real Estate projects coming up in the Urban areas, Panchayat areas and Planning areas in order to ensure that eligible real estate projects are registered and that timelines for completion of projects are scrupulously adhered to.
8. Further, Real Estate Regulatory Authority have also recommended that no Occupancy Certificates should be issued by the Competent Authority for eligible projects which have not been registered under the RERA.
9. Other recommendations were also submitted to Government for amending Building Byelaws to bring it in conformity with R E (R&D) Act, 2016 and Government have also subsequently taken action in this regard.

2023

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