

REAL ESTATE REGULATORY AUTHORITY, ASSAM

ANNUAL REPORT

2022-2023



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Jawaharnagar, Khanapara, Guwahati-781022

Phone: +0361-2962598 / E Mail: info@reraassam.org.in

Website: <https://rera.assam.gov.in>

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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, 2017 in the Assam Gazette No.167 dated 06.05.2017. The rules came into force with effect from the date of publication, that is, 06.05.2017.

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 for establishment of 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

"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 and accordingly –

- a. Government vide notification no. UDD(T)92/2015/Pt. II/38 dtd. 09/05/2017 created RERA (interim).
- b. Vide notification no. UDD(T)/ 148/2017/VOL-I/180 dtd. 30/01/2020 created regular RERA.

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.

2. 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;
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- 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 realized 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)(l) (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.
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- 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 utilized 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. 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.
- d. 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.

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 thereunder; (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
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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.

14. 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, the association of allottees or the competent authority, as the case may be, within thirty days after obtaining the completion certificate.

15. 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 thereunder 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.

16. 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.

17. 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:-**
-

1. 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.

18. 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 outgoing 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 outgoing(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
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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 **{Section19 (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.

19. 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.

20. 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.

21. Offences and Penalty

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 -3he 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 project or construction(**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 thereunder , 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 up to 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)**;
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- 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);**.
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22. 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.

23. 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
RealEstateRegulatoryAuthority,Assam

The senior most Secretary of Urban Development Department, Government of Assam functioned as interim RealEstateRegulatoryAuthoritywith 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	Smti 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 Mukta Nath Saikia, ACS(Rtd.)	Secretary	01.12.2021 to till date	Contractual

6.	Smti. Kanchan Mahanta	Town Planner	18.02.21 to 27.07.2022	On deputation
7.	Shri Deepak Bezbaruah	Town Planner	27-07-2022 to till Date	Additional Charge
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 Keshar Das	Junior Assistant	01.12.2020 to till date	Contractual
12.	Shri Chakreswar Das	Junior Assistant	01.12.2020 to till date	Contractual
13.	Shri Abinash Deka	Junior Assistant	01.03.2021 to till date	Contractual
14.	Shri Mrinal Pathak	Junior Accounts Assistant	01.12.2020 to till date	Contractual
15.	Shri Dip Boro	Stenographer Grade III	25.08.2020 to till date	On deputation from the Town & Country Planning Department
16.	Shri Bichitra Deka	Grade IV Chawkidar	10.09.2020 to till date	Contractual
17.	Shri Partha Kalita	Cleaner-cum- Mali	29.10.2021 to till date	Contractual
18.	Shri Bidyut Bikash Sarma	Grade IV peon	03.02.2021 to till date	Contractual
19.	Shri Tapan-Kalita	Grade IV peon	20.06.2020 to till date	Deputed by Government
20.	Shri Suresh Rongsong	Grade IV peon	11.05.2020 to till date	Deputed by Government
21.	Shri Pulakesh Bhatta	Grade IV peon	11.05.2020 to till date	Deputed by Government
22.	Shri Rajani Rajbongshi	Grade Iv peon	11.05.2020 to till date	Deputed by Government
23.	Anu Das	Stenographer	03-01-2022 to till date	Contractual
24.	Om Prakash Roy	Stenographer	20-03-2023 to till date	Contractual

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, GradeII	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 motucases	
4	Accounts	
5	Computer	
6	RTI	
7	Inspection	

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 Mr. Dwijen Kalita, Consultant, RERA as State Public Information Officer (SPIO) and Secretary, RERA as First Appellate Authority (FAA).

During 2022-2023, 20 (twenty) nos. RTI applications were received. Information sought against all these applications were provided. There was no pending RTI application during the period of report.

Chapter-II**Return on registration of Projects****2022-2023****FORM-‘P’****[See Rule 39]****ANNUAL REPORT TO BE PREPARED BY REGULATORY AUTHORITY****I – Return on registration of Promoter and Real Estate Agents****2022-2023****A. In relation to promoter:**

Sl. 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.	NK Construction	10 th Mile, PO-Amerigog, Jorabat, Guwahati-31	NK Plaza to be set up at 10 th mile, PO-Ameriog, Jorabat, Guwahati-31	3345/-	RERAA KM 31 OF 2022-2023	04-07-2022	31-03-2024		
2.	New Age Developers, Prop Raju Mordani	Khemani Mill Compound, PN Road, Dibrugarh, Assam	Disha Apartment to be set up at Bashbari, Shantipara, Dibrugarh, Assam-786001	18190/-	RERAA DI 10 OF 2022-2023	09-05-2022	09-11-2023		
3.	Tirupati Circle	1 st floor, Center point building, Ulubari, Guwahati-07	Royal Aawas Jorhat (Phase-1) to be set up at Chengaligaon, NH-37, Near Christ King English School, Jorhat, Assam-785001	72000/-	RERAA KM 15 OF 2022-2023	25-05-2022	15-03-2025		

4.	Jayashree Develo- pers	House no. 2, Principal J Baruah Road, Chenikuthi, Guwahati-03	Jayashree Tower to be set up at Ward no. 26, Vil – Hengrabari, Mouza- Beltola, Kamrup Metro, Assam	6941.30/-	RERAA KM 22 OF 2022- 2023	16-06- 2022	30-06- 2025		
5.	M/s Rang Nirman	1 st floor, PurbaEnclave, TR Phukan Road, Chowkidingee, Dibrugarh, Assam	Navyah Palace, Naliapool, Dibrugarh.	15600/-	RERAA DI 21 OF 2022- 2023	09-06- 2022	30-06- 2025		
6.	M/S Victor & Zena Towers Pvt Ltd	1-A, S.K. Tower, A.K. Azad Road, Rehabari, Guwahati- 781008, Kamrup Metro, Assam	Rana Enclave, Ward No. 9, Vill. Sahar Guwahati li, Mouza Guwahati Mouza, Guwahati, Kamrup Metro, Assam	29265/-	RERAA KM 07 OF 2022- 2023	04-05- 2022	07-03- 2025		
7.	Bizario Develo- pers	H. No 37, Anirban Path, Gotanagar, Maligaon, Guwahati.	J P Enclave, Garal, Kamrup Metro, Assam	5520.20/-	RERAA KM 23 OF 2022- 2023	02-01- 2022	01-12- 2024		
8.	Imperial Realtors,	B.R.Tower, 1st floor, Jana path, Ulubari, Guwahati 781007	The Regus- By Imperial, Ward no. 20, Vill. Dispur, Mouza Dispur, Kamrup(M), Assam.	22918/-	RERAA KM 20 OF 2022- 2023	31-05- 2022	01-04- 2024		
9.	MBS Construc- tion	HN-33, Prabhas Complex, Sarbodaya Nagar, Chandmarl Guwahati-21	Bonosthali Apartment, Milon Nagar, Lokhimpur.	3780/-	RERAA LA 32 OF 2022- 2023	05-07- 2022	05-09- 2024		
10.	M/S M.K. Realtors	Kunja Plaza Commercial Complex, 2nd	Bishal Vatica, Bye Lane No. 11, Pragjotish	11529.40/ -	RERAA KM 25 OF	24-06- 2022	11-04- 2025		

		Floor, Maligaoncharial i, A.T.Road, Guwahati, Kamrup (M), Assam, 781012	Nagar, B.G. Colony.		2022- 2023				
11.	B J Homes	22 At Road, Bharalumukh, Guwahati 781009	Bharati Project, Fatasil Ambari Guwahati	30780/-	RERAA KM 39 OF 2022- 2023	21-07- 2022	01-04- 2027		
12.	Mittal Develo- pers	2a, Garima Gold, Ms Road, Fancy Bazar	Gokul Tower, Banabasu Path, Ganeshpara, Revenue Village Fatasil	29120/-		21-09- 2022	01-03- 2026		
13.	M/S Dream- land Develo- pers	Bora's Enclave, Ground Floor, HatigaonCharial i, Opp SbiHatigaon Branch, Guwahati -38	Eden Garden Block D, SatgoanBagar bari Near NuaparaJame Masjid	10707/-	RERAA KM 74 OF 2022- 2023	28-11- 2022	06-07- 2023		
14.	M/S Ramdhe- nu Construc- tion	JibontamulyPath , Ward Number- 12, Golaghat, Assam-785621	Ramdheni Apartment, Ward No. 10, Near Dhodar Road, Mouza Moukhowa	85860/-	RERAA GG 49 OF 2022- 2023	02-09- 2022	30-06- 2026		
15.	Om Infra Projects	Mbb Road, Amalapatty, Nagaon, Assam- 782001	Ms Court, Faa Road, Dwarandha, Sixmile, Mouza- Beltola	11250/-	RERAA KM 30 OF 2022- 2023	02-07- 2022	30-06- 2023		
16.	Shristi Infrastruc- ture Develop- ment Corpora- tion Limited	Plot No. X-1,2 &3, Block -Ep, Sector-V, Salt Lake City, Kolkata-700091	Villa Complex Phase Ii, Ramsa Hill, Gopal Nagar, Noonmati	111873/-	RERAA KM 64 OF 2022- 2023	04-11- 2022	31-12- 2023		
17.	Ambika Housing	1st Floor, Ambika Apartment, Bijuli Mill	Ambika Ananda, rajib Gandhi Path, Near	64160/-	RERAA KM 44 OF 2022-	12-08- 2022	31-05- 2026		

		Road, Paltan Bazar, Guwahati, Kamrup (M), Assam-781007	Healthcity Hospital, Khanapara, Guwahati-781022		2023				
18.	M/S John' S Prop. John Boruah	Krishna Nagar, Chandmari, Guwahati-781003, Kamrup Metro, Assam.	Iris Enclave, House No. 52, Krishna Nagar, Chandmari, Guwahati-781003, Kamrup Metro, Assam	10904/-	RERAA KM 42 OF 2022-2023	11-08-2022	30-07-2024		
19.	Bhawa Laxmi Constructions Private Limited	Phukan Ali, Jorhat, Assam, 785001	Laxmi Angel Sanvi Regancy, Block No 3, Dcb Road, Jorhat, Assam	14580/-	RERAA JO 107 OF 2022-2023	15-02-2023	09-06-2026		
20.	Blue River Projects Pvt. Ltd.	5-C, Bhagirathi Apartment, 5th Bye Lane, Zoo Narengi Road, Guwahati-781021, Assam	Cornhill Heritage, Bhola Baba Path Sixmile	13400/-	RERAA KM 28 OF 2022-2023	27-06-2022	10-11-2024		
21.	High-vision Associates	Br Arcade, 21, Janapth Lane, Near Hotel Priya Palace, Ulubari, Guwahati - 781007 Assam	Skyvillas, Skyvillas, 2 Parag Das Path, Near Guwahati College, Pub Jyothi Nagar, Noonmati 781021 Assam	66753/-	RERAA KM 38 OF 2022-2023	21-07-2022	31-03-2025		
22.	Ramindri Construction And Sri Devilal Gupta	Block B, 6th Floor, Central Mall, Christianbasti, Guwahati-781005, Kamrup(M), Assam And Kc Patwary Lane, Manipuri Basti, Guwahati-781008, Kamrup(M), Assam.	Ramindri Galaxy, 25, Dinesh Ojha Path, Satsang Vihar, Vill. Japorigog, Ward No. 52, Mouza Beltola, Dist. Kamrup(M), Assam.	9369/-		06-07-2022	30-06-2024		

23.	M/S Sunny Construction	Ac Plaza Nb Road Tezpur DistSonitpur Pin 784001	Sunny Apartment, Bamungaon Tezpur Assam	10707/-	RERAA KM 59 OF 2022-2023	26-10-2022	31-12-2023		
24.	Atman Infra Projects Llp	3rd Floor Megha Plaza Basisthachariali Guwahati Assam Pin Code 781029	Atman Residency, Bhabani Path, Ramkrishna Nagar, Ahom Gaon, Guwahati	10706/-	RERAA KM 35 OF 2022-2023	15-07-2022	20-12-2024		
25.	Ambika Supply And Services Pvt Ltd	1st Floor, Ambika Apartment, Bijuli Mill Road, Paltan Bazar, Guwahati-781007	Ambika Shrine, Last Gate, Dispur, Guwahati	13378/-6789/-	RERAA KM 47 OF 2022-2023	23-08-2022	30-06-2025		
26.	SSD Infra	Club Road, Jorhat-785001, Assam	Race Course Residency, Club Road, Jorhat - 785001	16200/-	RERAA JO 36 OF 2022-2023	18-07-2022	24-04-2026		
27.	M/S Prime Paradise	4B Dihang Arcade Tarun Nagar G.S. Road Guwahati Kamrup Metro Assam	Prime Paradise, Dhing Road, Nagaon	33850/-	RERAA NN 52 OF 2022-2023	12-09-2022	31-12-2025		
28.	M/S Abhiguna Developers	Bordoichilla Bhawan G.S. Road, Guwahati-781008, Kamrup(M), Assam	Abhiguna Residency Ph - Ii, Opp. Hotel Redission Blue, Gotanagar, Guwahati, Assam.	9400/-	RERAA KM 73 OF 2022-2023	22-11-2022	10-08-2026		
29.	Global Space Developers	Near Sarma Service Station Bhetapara Road Guwahati	Global Lake View, Arunodai Path, Radhanagar, Vip Road	23555/-	RERAA KM 60 OF 2022-2023	17-10-2022	30-05-2025		
30.	M/S Tirupati Builders	C/O M/S Sanwar Mal Khetawat, Opp Hotel Pragati	Achyut Meadows, NPS Road Opposite NPS	27526/-	RERAA KM 48 OF 2022-	25-08-2022	31-03-2026		

		Manor, Sikaria Compound, Christian Basti, G S Road, Guwahati	International School, Revenue Village Betkuchi		2023				
31.	Megatech Construction	2nd Floor, Parnil Complex, Zoo Tiniali, R.G. Baruah Road, Guwahati-781024, Kamrup(M), Assam.	Alakananda Sai Residency, Arunodoy Path, Radha Nagar, Vip, Sixmile, Vill. Hengrabari, Ward No. 31, Mouza Beltola, Dist. Kamrup(M), Assam.	11372/-	RERAA KM 34 OF 2022-2023	13-07-2022	31-12-2025		
32.	Durva Housing Pvt. Ltd.,	Durva Greens Guwahati Moinakhurung, Pamohi Guwahati 781035, Assam	Durva Greens Guwahati 1, Moinakhurung	67000/-	RERAA KM 45 OF 2022-2023	22-08-2022	06-03-2025		
33.	Royale Associates	1 st Floor, Nh Center Point Gs Road, Opp Bora Service, Himadri Path, Ulubari, Ghy-07	Royal Aawas Tirupati, Near Royal Global University, Royal Path, Betkuchi, Guwahati-35	139532/-	RERAA KM 46 of 2022-2023	22-08-2022	30-06-2026		
34.	Agrim View	2 nd floor, Aditya Plaza, GS Road, Chritian Basti, Guwahati-5	Agrim View	19900/-	RERAA KM 41 of 2022-2023	09-08-2022	31-12-2025		
35.	DR Construction	Prop. Prakash Rupani, Tarun Nagar, ABC, Byelane-4	Paradise Sunrise	15000/-	RERAA KM 102 of 2022-2023	04-02-2023	31-12-2025		
36.	M/s SPS Infrastructure	Office no. 502, 4 th floor, Block A, Opp. Cinepolis, Central Mall, Guwahati.	Juri Heights	25900/-	RERAA KM 57 of 2022-2023	10-10-2022	20-10-2025		
37.	Phoenix Developers	Mancotta Road, Dibrugarh, Assam-786001	Phoenix Prime	57600/-	RERAA KM 56 of 2022-2023	10-10-2022	30-06-2027		

38.	Shree Dayasagar Construction	Regoni Blue Bell, Nizarapar, Karnachal. Chandmari, Guwahati-03	BKB Complex	30450/-	RERAA KM 40 of 2022-2023	28-07-2022	06-06-2025		
39.	Puberun Real Estate Pvt. Ltd	House no. 65, Bogaon Path. Near Lakhimi Mandir, Beltola, Guwahati	Puberun Apartment	12100/-	RERAA KM 50 of 2022-2023	02-09-2022	03-02-2026		
40.	Mahanta Associates	Gaurika Complex, 1 st floor, RKPA Road, Sixmile, Guwahati	AB Enclave	8030/-	RERAA KM 90 of 2022-2023	07-01-2023	30-04-2024		
41.	Roodra-ksh	Probhat Bora, Apartment, Keyapatty, Near Central Bank of India, AT Road, notum Bazar, Nagaon	Annapurna Apartment	14449/-	RERAA NN 66 of 2022-2023	15-11-2022	02-02-2025		
42.	Dayasagar Towers	House No-26, Bhaskar Nagar, Near Aunty Shop, Near Commerce Point, Guwahati, Kamrup Metropolitain, Assam, 781021	Dayasagar Pristine, House No 56 Nizarapurlichu bagan	Rs. 3000/-	RERAA KM 55 OF 2022-2023	10-10-2022	20-01-2025		
43.	Abs Developers (Proprietor-Shrestha Sen)	Flat No C-3 Jonak Enclave 18 No East Bye Lane Rg Baruah Road	Abs Peace Abode, PadumabriGot anagar.	Rs. 10,710/-	RERAA KM 96 OF 2022-2023	30-01-2023	31-12-2025		
44.	Shristi Infrastructure Development Corporation Limited	Plotno.X-1,2&3, Block-Ep, Salt Lake City, Kolkata-700091	SANGATISHristinagar, Noonmati		RERAA KM 68 OF 2022-2023	15-11-2022	31-12-2026		
45.	Paramount Taj & Narayani Builders	C/O Paramount Grande, Flat No. 7/8a, Block-7, 8th Floor, Lokhra Near Sarusajai Stadium, Nh-37, Guwahati-781034, Assam	Capital Avenue, Opposite To Assam Secretariat, Near Aurus Mall, Gs Road, Guwahati	Rs. 133953/-	RERAA KM 84 OF 2022-2023	29-12-2022	15-09-2027		

46.	Shass Engineers	House No.06, Honu ram boro path, Near Passport seva kendra, Guwahati 781005,	Shass Arihant, Khanka Road Opposite of Pragjyotish Housing Complex	Rs. 32120/-	RERAA KM 106 OF 2022-2023	14-02-2023	17-05-2024		
47.	Vikash Construction	Meghna Enclave C/1, Odalbakra Road, P.O. Kahilipara, P.S. Dispur, Guwahati 781019	Vikash Elite, Dhani Ram Boro Path, Opp Isbt, Betkuchi, Guwahati.	Rs. 13760/-	RERAA KM 54 OF 2022-2023	29-09-2022	04-09-2026		
48.	Swastik Developers	Jyotikuchi, Lokhra Road, Kali mandir Path, Bye Lane No-2 Guwahati-781034, Assam	Swastik Apartment, Jyotikuchi, Lokhra Road, Kali mandir Path, Bye Lane No.2, Odalbakra, Guwahati	Rs. 4065/-	RERAA KM 61 OF 2022-2023	20-10-2022	31-03-2024		
49.	M/S avol Engineering Associates	House No. 201, Opp. Cpwd Office, Mrd Road, Bamunimaidam, Guwahati-21, Kamrup Metro, Assam.	Parasol Maple, Behind Forensic Labortory, Adarshapur Path, Kahilipara, Guwahati, Kamrup Metro, Assam	Rs. 3350/-	RERAA KM 70 OF 2022-2023	15-11-2022	30-04-2023		
50.	Hilite Builders And Developers	Maharishi Path, Behind Hotel Raddison Blu, Gotanagar, Jalukbari, Guwahati-781033	Hilitepunyalaya, Daljan Path, Behind Downtown Hospital, Dwarka Nagar, Guwahati-781026	Rs. 13848/-	RERAA KM 115 OF 2022-2023	06-03-2023	30-11-2026		
51.	Biswajit Karmakar	Bolai Tea Estate Po & Ps Barbaruah Dist Dibrugarh Pin 786007	Edlyn Tower, Trp Road Chiring Gaon Ward	9900/-	RERAA DI 83 OF 2022-2023	29-12-2022	31-12-2025		

52.	Laxmi brothers consortium	1 st floor, House no. 3, Madhab Kandali Path, Sankarapur, Guwahati-16	Hill View Regency, Betkuchi Near DPS	13352/-	RERAA KM71 OF 2022-2023	18-11-2022	20-08-2026		
53.	Manjusree Constructions	Bhajanka Market, Christian Basti, G.S.Road, Dispur, Guwahati-781005, Assam.	Shivam Green, Khutikatia, Arb Road, Nagaon	16790/-	RERAA NN 85 OF 2022-2023	30-12-2022	29-12-2025		
54.	Neoven Corp.	Lokhora, Nh-33, Guwahati, Near Daruhajai Stadium, Kamrup(M), Assam	Neoven, The Lobs & Ben Estate, R.G.B. Road, Sundarpur, Guwahati, Assam	22050/-	RERAA KM 82 OF 2022-2023	29-12-2022	05-10-2027		
55.	Hk Sagar Realtors Llp	Block B, Protech Pritom, S J Road, Ghy-01	Trinity Business Park, North Guwahati, Kamrup, Assam	Rs.10000 000/-	RERAA KU 62 OF 2022-2023	21-10-2022	31-05-2027		
56.	Rang Nirman	Purba Enclave, Udaipur, Chowkidinghee, Dibrugarh, Assam P.O. - Dibrugarh P.S.- Dibrugarh Dist.- Dibrugarh Pin-786001	Hem Sky Residency, Jayanagar, Tipling Road, Duliajan, P.O-Duliajan, P.S-Duliajan, Dist-Dibrugarh. Pin-786602	Rs.25700/-	RERAA DI 98 2022-2023	01-02-2023	14-07-2026		
57.	Ninewoods Engineering And Construction, Prop Rupam Sarma	57, Opp, Assam Administrative Staff College, Krivi Square, Khanapara, Guwahati - 781022	Krivi Mitam Residency House No 224, Rajgarh Road, Byelane-10, Guwahati-03	Rs.2676/-	RERAA KM 80 OF 2022-2023	27-12-2022	31-07-2025		
58.	Haradhan Debnath	1 st Floor, House No. 6, Dr. Bk Kakati Road, Ulubari, Ghy	Maniprakash Residency, SREENAGAR ROAD, BYE LANE 4, GUWAHATI, ASSAM	5250/-	RERAA KM 58 OF 2022-2023	11-10-2022	05-01-2026		

59.	BB Constructi on	Flat-1(B), Ram enclave, Chandra Kanta Path, VIP Road, Sixmile, Ghy-22	BB Fortune Dhani Ram Boro Path, Betkuchi	55800/-	RERAA Km 67 of 2022-2023	05-11-2022	01-07-2027		
60.	Pragjyo-tish Housing Pvt Ltd	3 rd floor, Aantika Nilay, Ulubari Guwahati	Piya Elite Koinadhara, Uday Nagar Path, Khanapara	138750/-	RERAA KM 72 of 2022-2023	21-11-2022	30-06-2028		
61.	Shristi Infrastruct ure	Plot no. X-1,2,3, Block -EP, Sector-V, Saltlake city, Kolkata	Down Hill Villa, Shriti nagar, Nunmati		RERAA 65 of 2022-2023	04-11-2022	31-12-2025		
62.	Dania Constructi ons, Prop. Syed Taskir Hussain	Mannik Nagar, Opp. Janambhumi Press, RGG Baruah Road, Ghy-5	Diza Tower, Golaghat Town.	26295/-	RERAA GG 99 of 2022-2023	01-02-2023	13-03-2026		
63.	Charter Renocon	C/o Lilanand stores, SCRB Roadm Fancy Bazar,	Gokul Dham, JP Agarwal Path, Shantipur	13791/-	RERAA KM of 2022-2023	28-12-2022	31-08-2024		
64.	Versa Techno-trade Pvt ltd	4 th Byelane, House no. 44, Tarun Nagar, Ghy-05	Basant Grand, Byelane no. 1, Rupnagar.	25430/-	RERAA KM 75 of 2022-2023	01-12-2022	31-03-2026		
65.	Smart Build and Develo- pers	H/No: 06, Narendra Complex, lakhtokia	Brajaram Enclave, NH-37, Boragaon	41,338/-	RERAA KM 116 OF 2022-2023	06-03-2023	30-04-2028		
66.	Nav Nirman Develo- pers	Near Petrol Pump, Zoo Road, Ghy-05	Crystal Manor, RG Baruah Road, Guwahati	89,733/-	RERAA KM 77 OF 2022-2023	14-12-2022	01-01-2027		
67.	Uttarayn Builders And Develo- pers	1 st Floor, Poddar Complex, Opp Kali Mandir Fancy Bazar	Uttarayan Harmony, Bagharbari, Satgaon.	82810/-	RERAA KM 86 OF 2022-2023	30-12-2022	31-12-2026		
68.	Empire Develo- pers	Kahilipara, Dakshingaon, Guwahati	Empire Serenity, Gog Gaon, Near Kaziranga Academy, Garchuk	50,186/-	RERAA KM 105 OF 2022-	14-02-2023	30-04-2027		

69.	Vinayaga Buildcom Represented By Rahul Mour	H.M.Mour Market, Trp Road, Fancy Bazar, Guwahati-781001, Assam	Vinayaga Shankar Heights, F.A.Road, Kumarpara, Guwahati -781009	20,350/-	Reraa Km 78 Of 2022-2023	17/12/2022	15-04-2025		
70.	Sukrit Realtors	1st Floor, Zabbar Bazar, S.J. Road, Athgaon, Guwahati-781008, District-Kamrup Metro, Assam	Anmol Niwas, Gota Nagar, Jalukbari, Guwahati	26,523/-	Reraa Km 87 Of 2022-2023	02/01/2023	31-12-2026		
71.	Shiv Construction And Developer	Lotus Building, 1st Floor, Bhetapara Road, Po- Basistha, Ps- Basistha, Guwahati-781029	Swastik Elite Ii, Bakrapara, Near Manasha Mandi R	21547/-	Reraa Km 124 Of 2022-2023	31/03/2023	01-07-2026		
72.	Pranjal Goswami And Associates	Near Hyundai Service Center, House No. 9, Narayani Path, Dispur, Last Gate, Guwahati-38	Sukhalata Residency, Ward No. 29, Vill - Hatigaon, Mouza- Beltola,	3271/-	Reraa Km 101 Of 2022-2023	04/02/2023	05-04-2025		
73.	Syed Abdul Majid	Bagharbari, Near Organic Hub, Fa Ahmed Road	Bhanumati Enclave, Nandan Path, Rukmini Nagar We St, Ps-Dispur, Guwahati	6600/-	Reraa Km 89 Of 2022-2023	04/01/2023	12-12-2024		
74.	Tenements	5th Floor, Anil Plaza, Abc, G.S.Road, Guwahati - 781005, District Kamrup Metro Assam	Girija Apartment, DharapurPawahatilasbari Road ,New Airport Road, Gu	31,305/-	Reraa Km 110 Of 2022-2023	24-02-2023	28-02-2026		
75.	M/S AK Developers	House No. 39A, Anupam Nagar, Near Global Hospital, Hatigaon, Guwahati-38	Jaimati Palms, Paragati Nagar, Satgaon, Guwahati	18730/-	RERAA KM 104 OF 2022-2023	08-02-2023	31-05-2026		

76.	Trishul India Pvt. Ltd	138, Arna Residency, Inb Road, Opp. Noble Dental Clinic ,Silpukhuri, Ghy-03	Mivaaneternu, Maidamgaon, Patarkuchi	49760/-	RERAA KM 79 OF 2022-2023	26-12-2022	15-01-2028		
77.	M/S Vinayak Construction	Pandav Nagar, Maligaon, Boripara, Guwahati-12.	Vinayak Residency, Kalyani Sagar, Path, Kahilipara	10710/-	RERAA KM 95 OF 2022-2023	30-01-2023	29-01-2028		
78.	Bharati Construction	House No. 7, Byelane-1, Sundarpur, Guwahati	Bharati Hillview, Cenikuthi, Hillside, Byelane-2	2945/-	RERAA KM 97 OF 2022-2023	30-01-2023	14-09-2025		
79.	Digi-Co	House No. 59, Madavdevpur, Rehabari, Opp. Assam Police Housing Corporation Office, Ghy-08	Valley View Phase -I, Parua Chariali, Tezpur	25000/-	RERAA ST 88 2022-2023	02-01-2023	01-08-2025		
80.	JRM Developer	JRM Tyers, Goatnagar, Near Radission Blue, Nh-37, Guwahati	Spring Garden, NEAR NORTH JALUKBARI NEW JAME MASJID,SANKAR AZAN PATH, NH-37, JALUKBARI, GUWAHATI, KAMRUP METRO, ASSAM	11100/-	RERAA KM 93 OF 2022-2023	30-01-2023	01-10-2026		
81.	Vikash Construction	Megha Enclave, C/1, Odalbakra Road, Guwahati	Akashay Tower, Chitraban Path, Bhagaduttapur	6204.60/-	RERAA KM 92 OF 2022-2023	30-01-2023	03-04-2025		
82.	Jrm Developers	Sundarbari, Jalukbari, Guwahati-14	Mantasha Enclave, Ramkrishna Mission Road, Birubari	2675/-	RERAA KM 119 OF 2022-2023	16-03-2023	01-10-2024		

83.	Trans India Developers Ltd.	Commerce House, Mg Road, Guwahati-01	Trans Serene, MA Road, Rehabari	20750/-	RERAA KM 108 OF 2022-2023	23-02-2023	31-12-2025		
84.	Golden Woods Developers	AT Road, Ground Floor, Shree Kunj, Amarwati Path, GS Road, Guwahati-06	Golden Woods Umang, Lakhara Road	103044/-	RERAA NN 94 OF 2022-2023	30-01-2023	06-06-2027		
85.	Manash Das	Byelane-12, Niribili Path, Ghoramarachari ali, Guwahati	Urban Diggins, Janakpur, kahilipara	11780/-	RERAA KM 109 OF 2022-2023	23-02-2023	31-12-2025		
86.	Sriprakash Baruah	Near Golf Green Road, Club Road, Jorhat.	Profulla Apartment, Club Road, Near RJ Communication	26500/-	RERAA JO 91 OF 2022-2023	30-01-2023	26-03-2026		
87.	Anirudha Paul, M/S Soobha Construction	Near 10 th APBN, Narakasur, Kahilipara, Guwahati-19	Teran Residency, BHAGADUT TAPUR, KAHILIPARA	10050/-	RERAA KM 111 OF 2022-2023	24-02-2023	31-12-2025		
88.	Fortune Towers India Pvt. Ltd.	Maa Maheswari (Ground Floor), Tokobarisatra, A.T. Road, Guwahati, Kamrup(M), Assam	Girish Fortune, House No. 4, Namghar Path, Wireless, Guwahati, Kamrup(M), Assam	4015/-	RERAA KM 121 OF 2022-2023	30/03/2023	30/06/2025		
89.	The Golden Woods Developers	Ground Floor, Shreekunj, Amaravati Path, G.S. Road, Guwahati - 781005, Assam	Golden Woods Utsav, Nalapara Road, Borsojai, Guwahati - 781040, Assam	61,000/-	RERAA KM 103 OF 2022-2023	07/02/2023	31-03-2027		
90.	M/S C.K. Construction	Jyoti Nagar tarajan, Near Elite Gas Agency, Jorhat.	B. & B. Heights, Cholahdara, Jorhat	21450/-	RERAA JO 114 OF 2022-	01/03/2023	31-12-2027		

		P.O., P.S. & Dist.- Jorhat, ASSAM Pin No. - 785001			2023				
91.	Subham Ashray	Subham Velocity, 5th Floor, Honuram Boro Path, Opposite Wallford, G.S. Road, Guwahati - 781005, District - Kamrup(Metro), Assam	Subham Ashray, Garal	117522.30/-	RERAA KM 113 OF 2022-2023	27/02/2023	31-12-2028		
92.	Amar Construction Company	101 Prafulla Residency Chowkidhingee	Seven Palm Residency, Jail Road, Dibrugarh	8766/-	RERAA DB 112 2022-2023	27/02/2023	19-01-2027		
93.	Aakriti Construction	Kahilipara Colony Bazar, Lokhra Road, Guwahati-18, Kamrup Metro, Assam.	The Address, Rajiv Gandhi Road, Dhupolia, Jyotikuchi, Near Shankar Hotel, Lokhra Road, Guwahati, Assam	4900/-	RERAA KM 117 OF 2022-2023	06/03/2025	31-03-2025		
94.	Dolphin Real Estate & Developers	2nd Floor, Kunja Plaza Commercial Complex, Maligaon Chariali, Guwahati-781011, Assam	Chandralay, Byelane No. 2, Rajgarh Road, Guwahati, Assam	4015/-	RERAA KM 118 OF 2022-2023	09/03/2023	31-01-2026		
95.	M/S S.K. Infrastructures	North Jalan Nagar, Rail Line, Hiloidhari, Dibrugarh, Assam	Aaradhya, Tr Phukan Road, Chowkidhingee, Dibrugarh, Assam	17550/-	RERAA DB 122 OF 2022-2023	30/03/2023	30-12-2025		
96.	M/S NK Construction	Bhuban Chandra Road, Uzan Bazar, PO-Uzanbazar, PS-Lataasil, Guwahati-07, Kamrup Metro Assam	NK Residency, Chandan Nagar, Nagarik Path, Ghoramara, Vill- Barsajai, Mouza-Beltola, Guwahati-24	3500/-	RERAA KM 123 OF 2022-2023	31/03/2023	14-09-2026		

97.	Dayasagar Towers	House No-26, Bhaskar Nagar, Near Aunty Shop, Near Commerce Point, Guwahati, Kamrup Metropolitan, Assam, 781021	Dayasagar Pristine, House No 56 Nizarapurlichubagan	3000/-	RERAA KM 55 OF 2022-2023	10-10-2022	20-01-2025		
98.	Necon and Associates, Prop Babul Choudhury	Ulubari South Sarania	Mira Residency	30952/-	RERAA KM 01 OF 2022-2023	08-04-2022	30-06-2025		
99.	M/S EXCEL ENGINEERING PROP. KUMAR KASHYAP KONWAR	H/NO.114, BASISTA ROAD, BELTOLA, GUWAHATI 781028 9 NEAR LAKHI MANDIR	EXCEL TOWERS AND EXCEL RESIDENCY PHASE II	10710/-	RERAA KM 02 OF 2022-2023	11-04-2022	20-09-2022		
100.	SWAGATAM REAL ESTATE PVT LTD	1ST FLOOR, SWAGTAM BORA COMPLEX, MLN ROAD, PANBAZAR, GUWAHATI-781001	MAHABAHU LUIT, VILL-DHOPATARI, MOUZA- SILAS INDURIGHOPA, NORTH GUWAHATI	107801/-	RERAA KM 03 OF 2022-2023	12-04-2022	28-02-2027		
101.	M/S PRAGJYOTISH HOUSING PVT. LTD.	3RD FLOOR AVANTIKA NILAY SOUTH SARANIA ROAD, ULUBARI	PIYA CASTLE, RED CROSS HOSPITAL ROAD, CHANDMARI, KAMRUP METRO, ASSAM.	10706/-	RERAA KM 04 OF 2022-2023	12-04-2022	30-06-2025		
102.	LOHIT INFRATECH	NEAR STATE BANK OF INDIA, A.T ROAD, CHARIALI, DIGBOI-786171	LOHIT HILL VIEW, A.K DEV ROAD, UCHIRAM BOROPATH, DATALPARA	14100/-	RERAA KM 05 OF 2022-2023	12-04-2022	30-09-2024		

103.	SAILAJA CONSTRUCTIONS PROP. MANASH PRATIM TALUKDAR	H. NO. 21, KANAKLATA PATH, RUKMINIGAON, KAMRUP MERTO, ASSAM	MANGALMURTI ENCLAVE, WARD NO. 25, VILL. HENGRABARI , MOUZA BELTOLA, KAMRUP METRO, ASSAM	2010/-	RERAA KM 06 OF 2022-2023	04-05-2022	30-06-2024		
104.	ADITION PRIVATE LIMITED	HOUSE NO.44, MAHENDRA NAGAR, KALAPAHAR, OPP. FATASHIL AMBARI POLICE STATION, GUWAHATI-781016	ADITION LOHIT, PASCHIM BORAGAON	12213/ -	RERAA KM 08 OF 2022-2023	05-05-2022	31-10-2026		
105.	RISCON BUILDERS PVT. LTD.	DURGA RAM DAS COMPLEX, RUKMINIGAON, G S ROAD, GUWAHATI-781022	RISCON AAWAS, LACHIT GARH PATH, NEAR SBI GA RCHUK,	84450/-	RERAA KM 09 OF 2022-2023	09-05-2022	06-03-2027		
106.	RAMINDRI INFRA	BLOCK-B, 6TH FLOOR, CENTRAL MALL, G.S.ROAD, GUWAHATI, KAMRUP (M), ASSAM-781005	RAMINDRI GREENS, KHUTIKATIA, NEAR A.T. ROAD, H AIBARGAON, NAGAON-782002	68128/-	RERAA NN 11 OF 2022-2023	10-05-2022	31-12-2025		
107.	M/S BUILDWORTH REAL ESTATE	H/NO: 367, Survey, Beltola Road, Dispur, Last Gate, Guwahati, assam	PARK PANORAMA, VILL. HATIGAON, MOUZA BELTOLA , DIST. KAMRUP METRO, ASSAM.		RERAA KM 12 OF 2022-2023	20-05-2022	31-12-2022		
108.	SHIVADITYA GLOBAL DEVELOPERS	G.S. ROAD, CHRISTIAN BASTI, OPPOSITE APOLLO HOSPITAL, GUWAHATI-781005, ASSAM, INDIA	THE HIGH STREET, G.S. ROAD, CHRISTIAN BASTI, OPPOSITE APOLLO HOSPITAL, GUWAHATI-781005, ASSAM	114650/-	RERAA KM 13 OF 2022-2023	24-05-2022	30-06-2024		
109.	M/S GSK REAL ESTATE PROPRIETOR	HOUSE NO-3, BYE LANE NO-3, PANDAV NAGAR,	GSK PURNIMA NIWAS, MASLAGUA PARA,	37500/-	RERAA KM 14 OF	24-05-2022	31-12-2025		

	S & DEVELOPERS	BORIPARA, GHY-12	MIRZAPUR, SOS ROAD, VILL. MIRZAPUR GARAL, MOUZA: RAMCHARANI, DIST. KAMRUP(M), ASSAM.		2022-2023				
110.	TIRUPATI CIRCLE	1ST FLOOR, CENTRE POINT BUILDING, ULUBARI, GUWAHATI, ASSAM-781007	ROYAL AAWAS JORHAT (PHASE I), CHENGALIGAON	72000/-	RERAA KM 15 OF 2022-2023	25-05-2022	15-03-2025		
111.	SEA VIEW DEVELOPER	GROUND FLOOR, H. NO. 1A, KARBIPATH, NEAR HANGRABARI HIGHSCHOOL, BARBARI CHARIALI, KAMRUP METROPOLITAN, ASSAM, 781036	BALINDRA TOWER, VILL. BORSAJAI, WARD NO. 29, MOUZA BELTOLA, GUWAHATI, KAMRUP METRO, ASSAM	11159/-	RERAA KM 16 OF 2022-2023	25-05-2022	05-11-2023		
112.	J & A DEVELOPERS	PUB SARANIA MAIN ROAD. BNS NANDARAM RESTDENCY. TOP FLOOR. GUWAHATI-781003	J AND A TOWER, WARD NO. 13, VILL. SAHAR SARANIA, MOUZA ULUBARI, GUWAHATI-03, KAMRUP METRO, ASSAM		RERAA KM 17 OF 2022-2023	27-05-2022	31-08-2025		
113.	SUBHAM BUILDCON	5TH FLOOR, SUBHAM VELOCITY, HONURAM BORO PATH, G.S. ROAD, GUWAHATI, KAMRUP METRO, PO DISPUR, PIN 781005	SUBHAM BUILDCON, NEAR BIDYUT KUNJ SCHOOL, CHARINGIA, JORHAT	161226/-	RERAA JO 18 OF 2022-2023	27-05-2022	31-03-2027		
114.	BHIKAMJI CONSORTIUM	4TH FLOOR, ARUN PRAKASH MANSION, HUB MALL CAMPUS, G.S. ROAD, GUWAHATI-781005, ASSAM	BHIKAMJI MARVELLA, GORCHUK, GUWAHATI-781035, ASSAM.	40143/-	RERAA KM 19 OF 2022-2023	30-05-2022	31-03-2027		
115.	ACHYUT BUSINESS PARK	SIKARIA COMPOUND, CHRISTIAN BASTI, G. S. ROAD, GUWAHATI - 781005 (ASSAM)	THE LINK, G.S ROAD, CHRISTIAN BASTI	182842/-	RERAA KM 24 OF 2022-2023	16-06-2022	31-03-2027		

116.	M/S ASSAM PROGRESSIVE DEVELOPERS LTD.	GROUND FLOOR, PROGRESSIVE TOWER, N. S. AVENUE, SILCHAR-788005	PRAMILA SQUARE, NS AVENUE, TEHSIL AMBIKAPUR PART-IX, WARD NO. 15, HAILAKANDI ROAD, SILCHAR, CACHAR, ASSAM.	116332/-	RERAA CA 26 OF 2022-2023	27-06-2022	31-12-2024		
117.	TERON CONSTRUCTION PVT. LTD.	MAA PADMA COMMERCIAL COMPLEX,H.NO 289, A.T. ROAD,BHARALU MUKH,GUWAHATI-781009	UTTARAYAN VILLE PHASE-II, WARD NO. 26, VILL. KAHILIPARA, MOUZA BELTOLA, KAMRUP(M), ASSAM	3474/-	RERAA KM 27 OF 2022-2023	04-06-2022	30-06-2024		
118.	ABG INFRATECH PRIVATE LIMITED	REHANA MANSION, RATAN DEWAN ROAD, ULUBARI, GUWAHATI, ASSAM, PIN 781 007	ABG LUIT VIEW, M C ROAD, BAROWARI, GUWAHATI-781 003, ASSAM	3000/-	RERAA KM 29 OF 2022-2023	27-06-2022	30-06-2022		
119.	M/S MAA ASSOCIATES	AK AZAD ROAD, P.O. REHABARI, GUWAHATI-781008, KAMRUP(M), ASSAM	THE 95, A K AZAD ROAD, GUWAHATI, ASSAM	42362/-	RERAA KM 37 OF 2022-2023	19-07-2022	24-04-2026		
120.	MADHAB SARMA	SRIRAM PATH, NANDANPUR, HOUSE NUMBER-09, PO- DISPUR, PS- DISPUR, GUWAHATI KAMRUP METRO, ASSAM	GANGA SHANTI APARTMENT, WARD NO. 31, VILL. BAGHARBORI, MOUZA BELTOLA, GUWAHATI, KAMRUP METRO, ASSAM	51903.40/-	RERAA KM 43 OF 2022-2023	10-08-2022	31-12-2025		
121.	REEGRAAJ ALBANIL PVT. LTD.	JATIA, NABARUN PATH, JANAKPUR ROAD, H/N 49, GUWAHATI, PIN NUMBER 781006 ASSAM, INDIA.	REEG PALACE, KAHILIPARA, KALYANI NAGAR, KALYANI SAGAR PATH	3400/-	RERAA KM 51 OF 2022-2023	05-09-2022	01-01-2025		
122.	RIANSHI DEVELOPERS PVT LTD	1ST FLOOR RIANSHI WORLD R G BARUAH ROAD SUNDARPUR GUWAHATI 781005	RIANSHI SQUARE, NEAR AARYA HOSPITAL PALTAN BAZAR,GHY-07	10343/-	RERAA KM 59 OF 2022-2023	15-10-2022	31-01-2025		

123.	SHRISTI NAGAR GUWAHATI PRIVATE LIMITED	PLOT NO. X-1,2 &3, BLOCK- EP, SECTOR-5,SALT LAKE CITY, KOLKATA-700091, WEST BENGAL	DUPLEX MANSION COMPLEX, RAMSA HILL, GOPAL NAGAR, NOONMATI		RERAA KM 66 OF 2022-2023	04-11-2022	31-12-2026		
124.	EMPIRE ESTATES	HOUSE NO. 9, PARIJAT PATH HATIGAON, P.S. - HATIGAON GUWAHATI - 781038 KAMRUP (METRO), ASSAM	EMPIRE RIVERVIEW, DILMIL NAGAR, BASISTHA RIVERSIDE, HATIGAON	44087/-	RERAA KM 76 OF 2022-2023	14-12-2022	31-03-2028		
125.	Boraj Infrastructures Pvt. Ltd.	Bora Service Station, GS road, Bora Service, Guwahati	Boraj Heights, Dakhingaoon, Kahilipara		RERAA KM 100 of 2022-2023	03-02-2023	02-02-2026		
126.	S M Infrastructure Pvt. Ltd.	3 rd floor Anil Plaza, GS Road, Guwahati-05	Surya Smart City, senchowa, Near AT Road, Nagaon		RERAA KM 120 of 2022-2023	30-03-2023	31-03-2027		

**B. In relation to Real Estate Agents:
During 2022-2023**

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.	SUBHASH MAHANTA	S/O: Dinesh Ch. Mahanta, Vill: Bhowlaguri P.O: New Bongaigaon Pin: 783383	10000/-	01 OF 2022-23	28-Apr-2022	01 OF 2022-23	
2.	MR. GAUTAM SINGHA	S/O Late Gobinda Sinha, H/No: 47, 4th APBN Road, Kahilipara, Guwahati, Assam	10000/-	02 OF 2022-23	03-Jun-2022	02-Jun-2027	
3.	ABHISHEK BHANDAREE	S/O Kharga Bahadur Kshetry, Hatigaon, Guwahati	10000/-	03 OF 2022-23	15-Jul-2022	14-Jul-2022	

4.	MANGALMUR TI SMILEHOMES PRIVATE LIMITED	302-304 , Frutos Trade Centre, SCRB Road, Fancy Bazar, Guwahati-01, Dist: Kamrup(M), Assam	50000/-	04 OF 2022-2023	15-Jul-2022	14-Jul-2027	
5.	PUBERUN JYOTI KALITA	S/O: Rohini Kalita, Vill: Bam Hukjuta Gaon, P.O: Duliajan, P.S: Duliajan, Dist: Dibrugarh, Assam	10000/-	05 OF 2022-23	23-Sep-2022	22-Sep-2027	
6.	PRADIP SONOWAL	S/O: Late GajenSonowal, Vill: MancottaTepor Gaon, P.O- C R Building, P.S- Dibrugarh, Dist: Dibrugarh, Assam	10000/-	06 OF 2022-23	12-Dec-2022	11-Dec-2027	
7.	SQUARE FEET HERITAGE	H/No: 8, Arunoday Path, VIP, Chachal, Guwahati-22, Dist: Kamrup(M), Assam	50000/-	07 OF 2022-23	14-Dec-2022	13-Dec-2027	
10.	RIKI BHUSAN SARMA	S/O: Dr. Tarun Sarma, Wd No: 03, Bidyapur, P.O- Nalbari, P.S- Nalbari, Dist: Nalbari, Assam	10000/-	08 OF 2022-23	22-Dec-2022	18-Dec-2027	
11.	CHANDRA PROSAD SARMAH	S/O Ganga prasad Sarma, 1st Floor, Purba Enclave, T.R Phukan Road, Dist: Dibrugarh, Assam	10000/-	09 OF 2022-23	19-Dec-2022	18-Dec-2027	
12.	ABHISHEK BORAH	S/O Dilip Kumar Borah, Flat A8, Radhakunj Apartment, Laxmi Nagar, R.G Baruah Road, Guwahati-5	10000/-	10 OF 2022-23	24-Feb-2023	23-Feb-2028	
13.	FARDIN AKHTAR	S/O Dr. Akhtar Hussain, H/No: 13A, Mathura Nagar, K.K Handique Road, Guwahati- 781006, Kamrup(M), Assam	10000/-	11 OF 2022-23	18-Mar-2023	17-Mar-2028	

**II. Return on number of cases filed before the Regulatory Authority and the
Adjudicating Officer
for settlement of disputes and adjudicated upon.
2022-2023**

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, 2022	63	12	34
2 nd Quarter July to Sept, 2022	75	18	45
3 rd Quarter Oct. to Dec. 2022	93	30	58
4 th Quarter Jan. to Mar, 2023	123	11	84

Sl. No.	No. of cases pending in the last quarter by the Adjudicating Officer	No. of cases received during the quarter by the Regulatory Authority Officer	No. of cases disposed of by the Regulatory Authority Officer
1 st Quarter April to June, 2022	08	01	00
2 nd Quarter July to Sept.2022	09	00	01
3 rd Quarter Oct.to Dec,2022	07	00	01
4 th Quarter Jan. to Mar.2023	07	04	01

Total Case : 12

Disposed : 03

Pending : 09

Withdrawal - 1. Lohit Sharma vs Ankit Poddar.
2. Apurba Kr. Saikia vs HB Developers.

III. Statement on periodical survey conducted by the Authority to monitor compliance 2022-2023

Sl No.	Survey conduct during the quarter with details	Observation of Authority	Remedial steps taken
1 st Quarter 01.04.2022 to 30.06.2022			
1.	Name of the project: MASCOT TOWER Name of the Promoter:M/S MASCOT Real Estate Address of the Project:Kalapahar, Gopinath Nagar, Ghy-16 File No.RERA/ASSAM/KM/Reg/2021/22 Date of inspection:11.04.2022 Time of inspection:12.00 Noon Inspected by: 1.TP, RERA 2. TP Assistant, GMDA 3. Consultant, RERA	Renewed copy of NOC from GMDA not submitted as per terms and condition of the RC.	Promoter was directed to submit the Occupancy Certificate vide Authority's order dated 20.03.2023.
2.	Name of the project: Radha Niketon Name of the Promoter: Address of the Project:Ajitsaria Complex, Old Glass Factory Compound, Netaji Subhash Road, Fatashil, Ghy-09. File No.RERA/ASSAM/COM/2021/51 Date of inspection:11.04.2022 Time of inspection:1.00 P.M. Inspected by: 1.TP, RERA 2. T P Assistant GMDA 3. Consultant, RERA.	The Real Estate Project was not registered under RERA .	The respondent was directed to register their project and hand over the certified copy of the approved plan and other relevant documents vide order dated 21.012.2022.
3.	Name of the project: M/S Ganapati Builders Name of the Promoter: Address of the Project:Hengrabari, (B+G+7) File No. Date of inspection:05.05.2022 Time of inspection:11.00 A.M.onwards Inspected by: 1.TP, RERA	The Real Estate Project was not registered under RERA .	The respondent was directed to submit progress report.
4.	Name of the project: Gunji Height Name of the Promoter:M/S Sankardev Real Estate and Developer, represented by Sri Babul Ch. Das. Address of the Project:Gramy Nagar, Bara Bazar, Pandu, Ghy-22. File No.ASSAM/RERA/2017/346 Date of inspection:18.06.2022 Time of inspection:12.30 P.M. Inspected by: 1.Secretary, RERA 2. JPA, GMDA 3. AE, GMC	The Real Estate Project was not registered under RERA .	The promoter was directed to submit renewed copy of NOC/ Building Permit from concerned Authority vide order dated: 08.02.2023.
2 nd Quarter 01.07.2022 to 30.09.2022			
5.	Name of the project: Radhika Enclave Name of the Promoter: Address of the Project:Baripara,	The Real Estate Project was not registered under	The Promoter was directed not to not sale/advertise/book any flats without RERA

	Guwahati-12. File No.RERA/ASSAM/Reg/Notice/2021/14 Date of inspection: 21.09.2022 Time of inspection:12.30 P.M. Inspected by: 1.TP, RERA 2. Secretary, RERA	RERA.	registration.
6.	Name of the project: Dream House Name of the Promoter: Address of the Project: Ambikagiri Nagar, Guwahati-24. File No.RERA/ASSAM/COM/2022/04 Date of inspection: 26.08.2022 Time of inspection:12.00 Noon. Inspected by: 1.TP, RERA	The Real Estate Project was not registered under RERA .	The promoter was directed to submit relevant documents vide order dated: 04.07.2023.
7.	Name of the project:Abhiguna Residency Phase-II Name of the Promoter: Address of the Project: Opp Hotel Redison Blue, Gotanagar, Guwahati. File No.RERA/ASSAM/ASM/99/2022 Date of inspection: 26.08.2022 Time of inspection:2.00 P.M. Inspected by: 1.TP, RERA	Promoter needs to submit consent for construction of Phase-II for 2/3 of allottes of Phase-I as the road leading to Phase-II is common area of Phase-I	They registered their project under RERA.
3 rd Quarter 01.10.2022 to 31.12.2022			
8.	Name of the project: Aashi KRB Greens Name of the Promoter: M/S Priyashri Aashi Developers Pvt. Ltd. Address of the Project:Roopnagar Road, Birubari, Opp- Vrindaban Ashram, Ghy-781032. File No.RERA/ASSAM/COM/2022/26 Date of inspection:30.11.2022 Time of inspection: 12.00 Noon Inspected by: 1.TP, RERA	The Promoter was directed to furnish the list of the allottes in the project, their flat sizes and the sale price of the flats and status of the sale deeds.	The builder was direct to execute sale deed and handover possession of flat without further delay.
4 th Quarter 01.01.2023 to 31.03.2023			
9.	Name of the project: M/S Simplex Infrastructure Pvt. Ltd. Name of the Promoter: Address of the Project: Games Village, Borsajai, Guwahati-781029. File No.RERA/ASSAM/COM/2022/39 Date of inspection: 21.01.2023 Time of inspection: 10.30 A.M. Inspected by: 1.TP, RERA 2. Registrar, RERA 3.Secretary, RERA 4. Consultant, RERA	1. Construction of wall by Games village Residents Welfare Society on the Main Gate of the Project. 2. Delay in completion of the project. 3. Provision of reliable water. 4. Electricity facility.	Authority vide order dated 02.08.2023 in case no. RERA/ASSAM/COM/2022/07, RERA/ASSAM/COM/2022/16, RERA/ASSAM/COM/2022/39, directed the promoter to complete all pending works within 60 days and to apply for Occupancy Certificate. Further, Respondent 1 is to ensure that all lifts are in running order on priority basis and that no allottee is inconvenienced. GMDA as partner in the Public Private Partnership (PPP) was

		5. Provision of Service Lift with adequate dimension to load and carry household goods.	directed to ensure that all commitments are made expeditiously as per assurance given to the M/S Simplex Infrastructures Ltd.
10.	Name of the project: Spanish Hill View Name of the Promoter: Brahmaputra Realtors Private Limited Address of the Project: Khanapara, 4 th Floor Royal Plaza, GS Road, Guwahati. File No. Assam/RERA/2017/41 Date of inspection: 09.03.2023 Time of inspection: 1.00 P.M. Inspected by: 1. Consultant, RERA 2. AE, GMDA, 3. AE, representative of TP, RERA	The validity of RC is to be extended subject to production of renewal of construction NOC issued by GMDA.	Promoter was directed to submit NOC validity of which should be longer than the period for which extension of RC is required to be applied.

IV. Statement on Steps taken to mitigate any noncompliance 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 23 cases recovered and direction for registration of the project issued.

v. 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
1.	Smti Dwipika Goswami Shri Bidul Goswami “Holy Mount Home”	Penalty imposed for violation of Section 3(2) of the RERA Act, 2016 read with Rule 4 of the Assam Real Estate (Regulation & Development) Rules, 2017.	Rs.1.50	Paid
2.	M/S Nav Srinath Infratech Pvt. Ltd. “Nakesha”	Penalty imposed for violation of Section 3(1) of the RERA Act, 2016 read with Rule 4 of the Assam Real Estate (Regulation & Development) Rules, 2017.	Rs. 3.50	Paid
3.	Assam Progressive Development Ltd. “Pramila Square”	Penalty imposed for violation of Section 3(1) of the RERA Act, 2016 read with Rule 4 of the Assam Real Estate (Regulation & Development) Rules, 2017.	Rs. 2.00	Paid
4.	Mukesh Chokani, Director, Agrim Infraproject Pvt. Ltd. “Agrim Vista”	Penalty imposed and the promoter was directed to submit his registration application within 15 days and to upload his occupancy certificate on his webpage on the official website of RERA, Assam	Rs. 2.00	Paid
5.	Jayshree Developers “Jayashree Towers”	Penalty imposed for violation of Section 3(1) of the RERA Act, 2016 read with Rule 4 of the Assam Real Estate (Regulation & Development) Rules, 2017.	Rs. 1.00	Paid
6.	Shri Sanjay Kr Bajaj, Director of Mascot Entrade Pvt Ltd “Mascot Residency”	Penalty imposed and the promoter was directed to submit his registration application within 30 days	Rs.5.00	Paid
7.	Madhab Sarma “Ganga Shanti Apartment”	Penalty imposed for violation of Section 3(1) of the Real Estate (Regulation & Development) Act, 2016.	Rs.5.00	Paid
8.	Jaganath Commercial “Hestia’s Court”	Penalty imposed for advertisement of booking of flats without RERA registration.	Rs 0.25	Paid
9.	M/ S Dreamland Developers “Eden Garden Block D”	Penalty imposed for violation of Section 3(1) of the RERA Act, 2016 read with Rule 4 of the Assam Real Estate (Regulation & Development) Rules, 2017.	Rs.3.00	Paid

10.	KRB Enterprise “Lotus Tower”	Penalty imposed for violation of Section 3(1) of the Real Estate (Regulation & Development) Act, 2016.	Rs. 1.50	Paid
11.	M/S Bael Infrastructure Basudeb Enclave	Penalty imposed and the promoter was directed to apply for registration of the project within 30 days	Rs.1.50	Paid
12.	Arya Smart Living Arya Erectors India Pvt. Ltd.	Penalty imposed and the promoter was directed to upload the details of the project on his webpage on the official website of RERA, Assam	Rs.1.00	Paid
13.	Purbashree Apartment	Penalty imposed and the promoter was directed to submit his registration application within 30 days	Rs.1.50	Paid
14.	Alakananda Residency Megatech Construction Builders and Development	Penalty imposed and the promoter is directed to apply for registration of the project within 21 days	Rs. 1.00	Not paid
15.	Alakananda Sarma’s Heights	Penalty imposed and the promoter was directed to apply for registration of the project within 21 days	Rs. 2.00	Not paid.
16.	N.K. Construction “N.K. Residency”	Penalty imposed and the promoter was directed to apply for registration of the project within 30 days	Rs. 0.30	Paid
17.	Shri Shyamal Barman “Geetanjali Enclave”	Penalty imposed for violation of Section 3(1) of the Real Estate (Regulation & Development) Act, 2016.	Rs.0.50	Paid
18.	M/S PIU Construction “Green Orchid”	Penalty imposed and the promoter was directed to get his project registered within 45 days	Rs.0.50	Paid
19.	M/S Anubhab Real Estate “Rudra Anubhab”	Penalty imposed and the promoter was directed to submit his registration application within 30 days	Rs. 3.00	Not paid
20.	Mr. Sushil Kr. Goel, Director of Prithvi Nirman Pvt. Ltd. “Prithvi Enclave”	Penalty imposed and the promoter was directed to apply for registration of the project within 21 days	Rs. 3.00	Paid
21.	M/S D.S.Realtors “Minakshi Enclave” Gotanagar, Mouza Jalukbari	Penalty imposed and the promoter was directed to apply for registration of the project within 30 days	Rs. 20.00	Not paid, Challenged in REAT
22.	Empire Developers “Empire Serenity”	Penalty imposed and the promoter was directed to comply with clause 12 of the Assam Real Estate Regulatory Authority (Registration of projects), Regulation 2021 and ensure that the registration number and website details are prominently displayed in the advertisement of their projects.	Rs. 2.5	Paid
23.	Bipul Bharali “Radhika Enclave”	Penalty imposed and the promoter was directed to take immediate steps for registering his project within 30 days	Rs. 2.00	Not paid

24.	Shri Sukumar Momin “Santiralo”	Penalty imposed for violation of Section 3(1) of the RERA Act, 2016 read with Rule 4 of the Assam Real Estate (Regulation & Development) Rules, 2017.	Rs. 2.00	Paid
25.	Smti Bonjyotsna Das “Thyra Complex”	Penalty imposed and the promoter was directed to submit his registration application within 21 days	Rs. 3.00	Paid
26.	Supriya Construction “Supriya Residency”	Penalty imposed for violation of Section 3(1) of the Real Estate (Regulation & Development) Act, 2016.	Rs. 0.75	Paid
27.	Supriya Construction “Supriya Garden”	Penalty imposed for violation of Section 3(1) of the Real Estate (Regulation & Development) Act, 2016.	Rs. 2.50	Paid
28.	Shri Radha Rani Singha “Singha Apartment”	Penalty imposed and the promoter was directed to take immediate steps for registering his project within 30 days	Rs. 1.00	Paid

Sl No.	Name of the allottee	Details of the directions issued	Penalty imposed	Whether Paid
Nil	Nil	Nil	Nil	Nil

Sl No.	Name of the real estate Agent	Details of the directions issued	Penalty imposed	Whether Paid
Nil	Nil	Nil	Nil	Nil

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 PROJECTS DURING FINANCIAL YEAR 2022-2023						
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	
126	0	0	126	0	1	0

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	issu ed RC Executed
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 filed				Total Number of Complaints Disposed			
23				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 Numbers of pending complainants			Total number of complainants for penalty		List of Defaulters'
40			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 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 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 Numbers of pending complainants ⁴⁵			Total number of complainants for penalty		List of Defaulters'
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 Numbers 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	issued	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

*****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 Buildera 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 31				Total Number of Complaints Disposed 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					
Total Numbers of pending complainants 66			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)
14	17	35	Nil	Nil	Enclosed

Number of Orders passed during Financial Year- 2021-2022													
Total Num bers of Orde rs pas sed	For Handing Over Possession 07		For Refund 03		For Compensatio n		For Penalty		For Interest		For Recovery Certificate		
	Orde rs Exec uted	Orde rs Not Exec uted	Orde rs Exec uted	Orde rs Not Exec uted	Orde rs Exec uted	Orde rs Not Exec uted	Orde rs Exec uted	Orde rs Not Exec uted	Orde rs Exec uted	Orde rs Not Exec uted	iss ued	RC Exec uted	
10	03	04	03	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Copy enclo sed	

- 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

Number of Complainants during Financial Year 2022-2023													
Total Number of Complainants filed 68				Total Number of Complainants Disposed 60				Total Number of pending Complainants 76			Total Number of Complainants for penalty= 03		List of Defaulter s'
For Possessi on	For Compens ation	For Refu nd	For Intere st	For Poss essio n	For Com pens ation	For Refun d	For Intere st	Less than 6 months	More than 6 months	More than 1 year	Order Execut ed	Order not execut ed	(to be Annexed)
60	Nil	Nil	Nil	37	Nil	07	Nil	20	40	16	Nil	Nil	

Number of amicably settled or withdrawn complaint case : 17

Number of Orders passed during Financial Year-2022-2023												
Total Numbers of Orders passed	For Handing Over Possession		For Refund =7		For Compensation 01		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	R.C. Execute
60	37	06	05	Nil	01	Nil	Nil	NIL	NIL	NIL	NIL	

N.B.= (1) No. of cases pending from previous years : 89
 (2) No. of cases received during the year : 68
 (3) Total No. of cases : 157
 (4) Total No. of cases disposed during this year : 60
 (5) Total No. of cases pending : 97

Chapter-IV

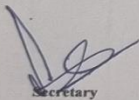
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Annual Statement of Accounts

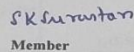
Receipts and Payments Account for the year ended 31/03/2023

REAL ESTATE REGULATORY AUTHORITY, ASSAM Jawaharnagar, Khanapara, Guwahati-22							
Balance Sheet as at 31st March 2023							
A/c Code	Liabilities	Current year as on 31.03.2023	Previous year as on 31.03.2022	A/c Code	Assets	Current year as on 31.03.2023	Previous year as on 31.03.2022
68	Funds			72	Fixed Assets		
68.1	Capital account 2,52,96,593			72.1	Gross Block at cost 55,76,407		
68.2	Add Excess of Income over Expenditure -72,41,176			72.2	Less Cumulative Depreciation 16,13,683		
68.3	Other Funds -	1,80,55,417	2,52,96,593	72.3	Net Block 39,62,724	39,62,724	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 6,624	6,624	6,624	75.1	Advance Rent		
				76	Sundry Debtors		
				77	Cash and Bank balance	1,40,99,317	2,09,06,909
				78	Other Current Assets		
	Total	1,80,62,041	2,53,03,217		Total	1,80,62,041	2,53,03,217

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


Secretary


Member


Member


Chairperson



For RAO and EMMAR
CHARTERED ACCOUNTANT
FRN: 003084S


CA NIKHIL AGARWAL
PARTNER
M.NO: 304477
Dated: 28/06/2023
UDIN: 23304477BGXIMC4648

REAL ESTATE REGULATORY AUTHORITY, ASSAM

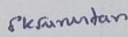
Income and Expenditure Account for the period 01.04.2022 - 31.03.2023

A/c Code	Expenditure	Current year as on 31.03.2023	Previous year as on 31.03.2022	A/c Code	Income	Current year as on 31.03.2023	Previous year as on 31.03.2022
37	To Chairpersons and Members			61	By Fee, Charges and Fines:		
37.1	To Pay and Allowances	79,21,896	78,00,000	61.1	By Fee	69,10,606	46,08,412
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	36,55,000	9,85,000
37.3.2	To Domestic	-	-	62	By Grants:		
38	To Officers			62.1	By Account with Government	47,50,000	1,94,11,000
38.1	To Pay and Allowances	40,77,164	18,32,614	62.2	By Others (RERA Appellate tribunal)	-	-
38.2	To Retirement Benefits	-	-	63	By Gifts	-	-
38.3	To Other Benefits	-	28,505	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	28,35,515	41,83,169	66.3	By Interest on Loan & Advances	-	-
39.2	To Retirement Benefits	-	-	67	By Miscellaneous Income		
39.3	To Other Benefits	-	23,997	67.1	By Gains on Sales of Assets	-	-
39.4	To Travelling Expenses	-	-	67.2	By Sale of Assets	-	-
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	17,19,255	13,05,365	67.5	By Bank Interest	4,14,859	4,39,024
41	To Wages	-	-				
42	To Overtime	-	-				
43	To Honorarium	-	-				
44	To Other Office Expenses	6,55,054	6,51,412				
45	To Expenditure on Research	-	-				
46	To Consultation Expenses	2,46,500	-				
47	To Seminars and Conferences	-	-				
48	To Publications of RE RA	29,393	14,020				
49	To Rent and Taxes	5,34,259	3,54,751				
50	To Interest on Loans	-	-				
51	To Promotional Expenses	-	37,456				
52	To Membership Fee	1,18,000	-				
53	To Subscription	-	-				
54	To Others:						
	By Leave Salary and Pension	-	-				
	By Bank Charges	620	973				
	By AIFORERA	-	1,18,000				
	By Contribution	-	-				
	By Petty Cash Exp	1,19,795	-				
	By Audit Fee	-	-				
	By RERA Appellate Tribunal	-	1,45,584				
	By Government Revenue	41,05,000	1,59,91,757				
55	To Depreciation	6,09,191	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	-72,41,176	-77,50,016				
60	Transfer to Capital Fund Account	-	-				
	Total	1,57,30,465	2,54,43,458		Total	1,57,30,465	2,54,43,458

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


Secretary


Member


Member

For RAO and EMMAR
CHARTERED ACCOUNTANTS
FRN: 0030845

Chairperson
RAO AND EMMAR
GUWAHATI
CHARTERED ACCOUNTANTS
PARTNER
M.NO: 304477
Dated: 28/06/2023
UDIN: 23304477BGXIMC4648

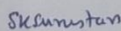
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Annual Statement of Accounts
REAL ESTATE REGULATORY AUTHORITY, ASSAM
Receipt And Payment Account for the period 01.04.2022 - 31.03.2023

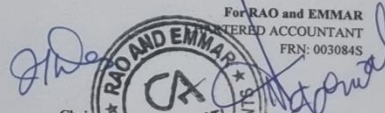
A/c Code	Receipt	Current year as on 31.03.2023	Previous year as on 31.03.2022	A/c Code	Payment	Current year as on 31.03.2023	Previous year as on 31.03.2022
1	To Balance Brought down:			13	By Chairperson and Members:	79,21,896	78,00,000
1.1	To Bank	2,09,06,909	3,02,38,035	13.1	By Pay and Allowances		
1.2	To Cash			13.2	By Other Benefits		
2	To Fee, Charges and Fines:			13.3	By Travelling expenses:		
2.1	To Fee	69,10,606	46,08,412	13.3.1	By Overseas		
2.2	To Charges			13.3.2	By Domestic		
2.3	To Fines			14	By Officers:	40,77,164	18,32,614
2.4	To Others- Penalties from Promoter	36,55,000	9,85,000	14.1	By Pay and Allowances		
3	To Grants:			14.2	By Retirement Benefits		28,505
3.1	To account with Government	47,50,000	1,94,11,000	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:	28,35,515	41,83,169
7	To Income on Investments and Deposits:			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		
9	To Sale of Assets			16	By Hire of Conveyance	17,19,255	13,05,365
10	To Sale of Investments			17	By Wages		
11	To Recovery from Pay Bills			18	By Overtime		
12	To Bank Interest	4,14,859	4,39,024	19	By Honorarium		
	To Security Deposit (Adj)		1,63,718	20	By Other Office Expenses	6,55,054	6,51,412
				21	By Expenditure on Research		
				22	By Consultation Expenses	2,46,500	
				23	By Seminars and Conferences		
				24	By Publications of Authority	29,393	14,020
				25	By Rent and Taxes	5,34,259	3,54,751
				26	By Interest on Loans		
				27	By Promotional Expenses		37,456
				28	By Membership Fee	1,18,000	
				29	By Subscription		
				30	By Purchase of Fixed Assets	1,75,607	22,93,605
				31	By Investments and Deposits:		
				31.1	By Investments		
				31.2	By Deposits (FDR)		
				32	By Security Deposit		1,57,094
				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 Suppliers/contractors		
				33.3	By Others		
				34	By Repayment of Loans		
				35	By Others		
					By Leave Salary and Pension		-
					By Bank Charges	620	973
					By AIFORERA		1,18,000
					By Contribution		-
					By petty cash	1,19,795	-
					By Audit Fee		-
					By RERA Appellate Tribunal		1,45,584
					By Government Revenue		
					GMDA		1,53,50,411
					State Exchequer	41,05,000	5,35,000
					Bank Interest		1,06,346
				36	By Balance Carried Down:		
				36.1	By Bank	1,40,99,317	2,09,06,909
				36.2	By Cash in Hand		
	Total	3,66,37,375	5,58,45,211	Total		3,66,37,375	5,58,45,211

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


Secretary


Member


Member

For RAO and EMMAR
REGISTERED ACCOUNTANT
FRN: 003084S

CHAIRMAN
GUWAHATI
PARTNER
MNO: 204477
Dated: 28/06/2023
UDIN: 23304477BGXIMC4648

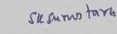
REAL ESTATE REGULATORY AUTHORITY, ASSAM
Jawaharnagar, Khanapara, Guwahati-22

SCHEDULE 1: FIXED ASSETS

PARTICULARS	Gross Block				Accumulated Depreciation				Net Block		
	Balance as at 1st April 2022	Additions upto 182 days	Additions after 182 days	Balance as at 31st March 2023	Depreciation	Balance as at 1st April 2022	Charged during the year	Reversals	Balance as at 31st March 2023	Balance as at 31st March 2023	Balance as at 31st March 2022
Furniture & Fixture	44,86,324.00		73,960	45,60,284	10%	5,47,928	3,97,538.00		9,45,466	36,14,818	39,38,396
Computers & Lapto	8,52,556.00	1,01,647		9,54,203	40%	4,43,329	2,04,350.00		6,47,679	3,06,524	4,09,227
CCTV	61,920.00			61,920	15%	13,235	7,303.00		20,538	41,382	48,685
Total	31,07,195.00	1,01,647	73,960	55,76,407		2,98,621	6,09,191		16,13,683	39,62,724	43,96,308


Secretary


Member


Member


Chairperson



Chapter-V

Programmes of work for the coming year

1. The Authority shall organize 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 organized 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 Newspaper advertisement and other media.

Chapter – VI

Recommendations

1. The Authority reiterates its earlier recommendation for allotment of land for construction of its own building in a suitable place in Guwahati. In the meantime, proposal has already been sent to D. C. Kamrup (Metro) vide letter No. RERA/Assam/GST/2021/Esstt/71/16, Dated: 06.04.2023.
 2. Proposal for creation of additional posts for proper functioning of the Authority and its courts is under consideration of the Government. These posts need to be created to enable the Authority to discharge its statutory functions and cope up with the increasing volume of works.
 3. The functions mandated by the Real Estate (Regulation and Development) Act, 2016 involve tours to districts and site visits. It is, therefore, recommended that at least four vehicles are sanctioned for the Authority with necessary fund.
 4. Realistic time frame for completion of the projects need to be given and adhered to in the building permits issued by Competent Authorities to protect the consumers from delay in receiving possession of the apartments and 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.
 5. The Authority reiterates its earlier recommendations that provision for assured permanent water supply in the project needs to be addressed by the competent authority in view of shortage of water in many apartment building. Water availability be made a prerequisite at the time of issue of building permit by the GMC and the other Competent Authority.
 6. As RERA has no field functionaries, the Executive Officers, Deputy Director/Assistant Director, Member- Secretary of District Development Authorities have a crucial role to play in the implementation of the RE (R&D) Act, 2016. It is recommended that Municipal Board and the Development Authorities be directed to maintain proper records and to submit monthly report regarding issue of building permits in the Real Estate Sector so that RERA can ensure that no real estate projects coming up in the Planning areas remain unregistered. But the response from them is very poor. The Authority recommends that strict instructions be given to these officers for timely submission of report as required. This needs to be reviewed in the monthly meeting of the District Development Committee.
 7. During field inspection and hearing of court cases, it has come to the notice of the Authority that record keeping in many of the Municipal Boards and Development Authorities is very poor. It is recommended that the Government may evolve a suitable mechanism for maintenance of proper records of the Real Estate projects in their offices.
 8. It has also come to the notice of the Authority that regular inspection of the ongoing and completed real estate projects by technical officer in the Municipal Board areas is not being made. Also proper diligence is not made while issuing occupancy certificate to the promoters
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especially no inspections are conducted regarding water supply, fire-safety measures, lifts, parking spaces etc. of high rise buildings. The Authority recommends that Government may issue suitable directions in this regard to the concerned authorities.

9. As per P&RD Department's Notification No. PDA 29/2022/12 dated: 28.06.2022, no NOC for construction of buildings would be required for areas of GP/AP/ZP falling outside any notified or development area in the state.

However the second proviso u/s 3(1) of the RE(R&D)Act,2016 stipulates that if the RERA thinks it necessary in the interest of allottees for projects which are developed beyond the planning area but with the permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provision of this Act or Rules & Regulations made there under shall apply to such projects from the stage of registration. It appears that the first para of the P&RD Department's notification mentioned above is not in consonance with the above-mentioned 2nd proviso of the RE(R&D) Act,2016, as because the Government Vide P&RD Department's above notification has done away with the requirement of permission of the GP/AP/ZP for any construction of building outside the Planning or Development Area. A large number of Real Estate Projects including large commercial centers are coming up outside notified planning areas not only in close proximity of notified planning areas but also outside notified/planning areas and also in semi urban and fast-growing mofussil areas. Some such fast growing areas may in the near future notified as urban area or part of existing notified planning and development area. It is therefore imperative that real estate activities coming up in the non-planning/rural areas should also be regulated under the 2nd proviso of Section 3(1) of the RE (R&D) Act, 2016 in larger and future interest of the allottees and the Government. The parallel operation of Section 3(1) of the RE(R&D) Act, 2016 and the aforesaid P&RD notification is likely to create confusion and help unscrupulous elements to take undue advantage of the legal contradiction.

Keeping the present mofussil/semi urban and even rural areas without any regulatory mechanism in matters of construction of high-rise buildings may lead to unplanned and haphazard growth of brick-and-mortar structures in such areas leading to serious problems in future. This issue may perhaps be addressed in the larger interest of public safety and civic aesthetics. In view of the above, the State Government may consider to amend the notification of the P&RD Department to make it compatible with the 2nd proviso of Section 3 of the RE(R&D) Act, 2016. In any case, the executive order of the P&RD Department's notification will have to be in conformity with the provision of the RE(R&D) Act, 2016 which is a Central Act.

10. As per provision of the Assam Land (Regulation of Re-classification and transfer for non-agricultural purpose) Act, 2015 of Revenue and Disaster Management Department, no construction of building can be taken up in Agricultural land unless it is reclassified as non-

agricultural land. But planning permits are issued by GMDA on the basis of zoning regulation irrespective of class of land in the revenue record. The Authority recommends that suitable instructions in this regard may be issued by Revenue and Disaster Management Department.

11. The Authority recommends that government may consider creation of a single window system for ensuring timebound project approvals and clearances for timely completion of the project and creation of a transparent and robust grievance redressal mechanism against acts of omission and commission of competent authorities and their officials.
