

REAL ESTATE REGULATORY AUTHORITY, ASSAM

ANNUAL REPORT

2019-2020

&

2020-2021



ANNUAL REPORT

REAL ESTATE REGULATORY AUTHORITY, ASSAM

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Annual Report

The Annual report is submitted under Section 78 of the Real Estate (Regulation and Development) Act, 2016 read with Rules 38 and 39 of Assam Real Estate (Regulation and Development) Rules, 2017.

The reports for both years 2019-2020 and 2020-2021 have been submitted this year as full fledged RERA took over charge in February, 2020 and all statements as mandated under the Act and rules were not made available in the office.

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INTRODUCTION

Preamble of the Real Estate (Regulation and Development) Act, 2016

“An Act to establish the Real Estate Regulatory Authority for regulation and promotion of the real estate sector and to ensure sale of plot, apartment or building, as the case may be, or sale of real estate project, in an efficient and transparent manner and to protect the interest of consumers in the real estate sector and to establish an adjudicating mechanism for speedy dispute redressal and to establish the Appellate Tribunal to hear appeals from the decisions, directions or orders of the Real Estate Regulatory Authority and the adjudicating officer and for matters connected herewith or incidental thereto”

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.

Establishment of Real Estate Authority

Section 20(1) provides that the appropriate Government shall, within a period of one year from the date of coming into force of this Act, by notification, establish an Authority to be known as the Real Estate Regulatory Authority to exercise the powers conferred on it and to perform the functions assigned to it under this Act. The section also provides the following:

- I. The appropriate Government of two or more states or Union Territories may, if it deems fit, establish one single Authority;
- II. The appropriate Government may, if it deems fit, establish more than one Authority in

- a State or Union Territory, as the case may be;
- III. Until establishment of the Regulatory Authority, the appropriate Government shall, by order designate any Regulatory Authority or any officer preferably the Secretary of the department dealing with Housing , as the Regulatory Authority for the purposes under this Act; and
- IV. After the establishment of the Regulatory Authority, all applications , complaints or cases pending with the Regulatory Authority designated shall stand transferred to the Regulatory Authority so established and shall be heard from the stage such applications, complaints or cases are transferred.

Composition of Real Estate Authority

The Authority shall consist of a Chairperson and not less than two whole time Members to be appointed by appropriate Government.

Functions of Authority for promotion of real estate sector

Section 32 of the Act provides that the Authority shall in order to facilitate the growth and promotion of a healthy, transparent, efficient and competitive real estate sector make recommendations to the appropriate Government or the competent authority as the case may be, on the following:

- a) Protection of interest of the allottees , promoter and real estate agent;
- b) Creation of a single window system for ensuring time bound project approvals and clearances for timely completion of the project;
- c) Creation of a transparent and robust grievance redressal mechanism against acts of omission and commission of competent authorities and their officials;
- d) Measures to encourage investment in the real estate sector including measures to increase financial assistance to affordable housing segment;
- e) Measures to encourage construction of environmentally sustainable and affordable housing , promotion, promoting standardization and use of appropriate construction materials, fixtures, fittings and construction techniques;

- f) Measures to encourage grading of projects on various parameters of development including grading of promoters;
- g) Measures to facilitate amicable conciliation of disputes between the promoters and the allottees through dispute settlement forums set up by the consumer or promoter associations;
- h) Measures to facilitate digitization of land records and system towards conclusive property titles with title guarantee;
- i) To render advice to the appropriate Government in matters relating to development of the real estate sector;
- j) Any other issue that the Authority may think necessary for promotion of the real estate sector.

Complaints before the Real Estate Authority

Under Section 31 of the Real Estate (Regulation and Development) Act , 2016 any aggrieved person may file a complaint with the Authority or the adjudicating officer, as the case may be, for any violation or contravention of the provision of the Act, Rules and regulations made there under against any promoter , allottee or real estate agent as the case may be .

Powers of Real Estate Authority to call for information, conduct investigations

Section 35 provides that (1) Where the Authority considers it expedient to do so, on complaint or *suo motu*, relating to this Act or the rules or regulations made there under, it may, by order in writing and recording reasons thereof call upon any promoter or allottee or real estate agent , as the case may be, at any time to furnish in writing such information or explanation relating to its affairs as the Authority may require and appoint one or more persons to make an enquiry in relation to the affairs of any promoter or allottee or the real estate agent, as the case may be.

(2) Notwithstanding anything contained in any other law for the time being in force, while exercising the powers under subsection (1), the Authority shall have the same powers as are vested in a civil court under the Code of Civil Procedure, 1908(5 of 1908) while trying a suit , in respect of the following matters:

- I. The discovery and production of books of account and other documents, at such place and at such time as may be specified by the Authority;
- II. Summoning and enforcing the attendance of persons and examining them on oath;
- III. Issuing commissions for the examination of witnesses or documents;
- IV. Any other matter which may be prescribed.

Functions of the Authority as provided under section 34 are as follows:

- I. To register and regulate real estate projects and real estate agents registered under this Act;
- II. To publish and maintain a website of records, for public viewing , of all real estate projects for which registration has been given , with such details as may be prescribed, including information provided for which registration has been granted;
- III. To maintain a data base, on its website, for public viewing , and enter the names, photographs of promoters as defaulters including the project details, registration for which has been revoked or have been penalized under this Act, with reasons thereof, for access to the general public;
- IV. To maintain a data base, on its website, for public viewing , and enter the names, photographs of real estate agents who have applied and registered under this Act, with such details as may be prescribed, including those whose registration has been rejected and revoked;
- V. To fix through regulations for each area under its jurisdiction the standard fees to be levied on the allottees or the promoter or the real estate agent, as the case may be;
- VI. To ensure compliance of obligations cast upon the promoter, the allottees and the real estate agents under this Act and rules and regulations made thereunder ;
- VII. To ensure compliance of its regulations or orders or directions made in exercise of its powers under this Act;
- VIII. To perform such other functions as may be entrusted to the Authority by the appropriate Government as may be necessary to carry out the provisions of this Act.

Powers of Real Estate Authority to issue interim order under section 36 of the Act

Where during an inquiry, the Authority is satisfied that an act in contravention of this Act, or the rules and regulations made thereunder, has been committed or continues to be

committed or that such act is about to be committed , the Authority may, by order restrain any promoter, allottee or real estate agent from carrying out on such act until the conclusion of such inquiry until further orders, without giving notice to such party, where the Authority deems it necessary.

Powers of the Authority to impose penalties

The powers of the Authority to impose penalties in case of offences are outlined in Sections 59, 60, 61, 62, 63, 65, 67 of Chapter VIII of the Act.

Powers of Real Estate Authority to issue directions

Under section 37, the Authority may for the purpose of discharging its functions under the provisions of this Act or rules or regulations made thereunder, issue such directions from time to time, to the promoters or allottees or real estate agents, as the case may be, as may consider necessary and such directions shall be binding on all concerned.

Powers of Real Estate Authority to make regulations

Under section 85 of the Act, the Authority within a period of three months of its establishment requires to make regulations, consistent with the Act and rules made thereunder. Such regulations may provide for all or any of the following matters:

- I. Such other information and documents required under clause (f) of subsection (1) of section 11
- II. Display of sanctioned plans , lay out plans along with specifications, approved by the competent authority , for display under clause (a) of subsection (3) of section 11
- III. Preparation and maintenance of other details under sub-section (6) of section 11;
- IV. Time, places and procedure in regard to transaction of business at the meetings of the Authority under sub-section (1) of section 29
- V. Standard fees to be levied on the promoter , the allottees or real estate agent under clause (e) of section 34;
- VI. Any other matter which is required to be, or may be specified by regulation or in respect of which provision is to be made by regulations.

Functions and duties of promoter

- (1) Under sub-section 1 of Section 11 of the Act, the promoter shall, upon receiving his Login Id and password under clause(a) of sub-section (1) or under sub-section (2) of

section 5, as the case may be, create his webpage on the website of the Authority and enter all details of the proposed project as provided under sub-section (2) of section 5, as the case may be, create his web page on the website of the Authority and enter all details of the proposed project as provided under sub-section (2) of section 4, in all the fields as provided , for public viewing, including

- (a) details of registration granted by the Authority;
 - (b) quarterly up-to-date the list of number and types of apartments or plots, as the case may be booked;
 - (c) quarterly up-to-date the list of number of garages booked;
 - (d) quarterly up-to-date the list of approvals taken and approvals which are pending subsequent to commencement certificate;
 - (e) quarterly up-to-date status of the project; and
 - (f) Such other information and documents as may be specified by the regulations made by the Authority.
- (2) The advertisement or prospectus issued or published by the promoter shall mention prominently the website address of the Authority, wherein all details of the registered project have been entered and include the registration number obtained from the Authority and such other matters incidental thereto.
- (3) The promoter at the time of booking and issue of allotment letter shall be responsible to make available to the allottee, the following information, namely;-
- (a) Sanctioned plan, layout plans, along with specifications, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the Authority;
 - (b) The stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity.
- (4) The promoter shall-
- (a) be responsible for all obligations, responsibilities and functions under the provisions of this Act or the rules and regulations made there under of allottees as per the agreement for sale, or to the association of allottees , as the case may

be, till the conveyance of all the apartments ,plots or buildings , as the case may be, to the allottees , or the common areas to the association of allottees or the competent authority, as the case may be;

provided that the responsibility of the promoter , with respect to the structural defect or any other defect for such period as is referred to in sub-section (3) of Section 14, shall continue even after the conveyance deed of all the apartments ,plots or buildings, as the case may be, to the allottees are executed.

- (b) be responsible to obtain the completion certificate or the occupancy certificate, or both, as applicable, from the relevant competent authority as per local laws or other laws for the time being in force and to make it available to the allottees individually or to the association of allottees, as the case may be;
- (c) be responsible to obtain the lease certificate, where the real estate project is developed on a leasehold land, specifying the period of lease , and certifying that all dues and charges in regard to the leasehold land has been paid, and to make the lease certificate available to the association of allottees;
- (d) 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;
- (e) 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;

- (f) execute a registered conveyance deed of agreement, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority , as the case may be, as provided under Section 17 of the Act;
- (g) pay all outgoings until he transfers the physical possession of the real estate project to the allottee or the association of allottees , as the case may be, which

- he has collected from the allottees, for the payment of outgoings(including land cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks and financial institutions, which are related to the project)
- (h) after he executes an agreement for sale for any apartment, plot or building, as the case may be, not mortgage or create a charge on such apartment, plot or building , as the case may be, and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, it shall not affect the right and interest of the allottee who has taken or agreed to take such apartment, plot or building, as the case may be
- (5) 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.
- (6) The promoter shall prepare and maintain all such other details as may be specified, from time to time, by regulations made by the Authority.

Rights and duties of allottees

Rights and duties of allottees as provided under Section 19 of the Act are:

- (1) The allottee shall be entitled to obtain the information relating to sanctioned plans, layout plans along with the specifications, approved by the competent authority and such other information as provided in this Act or the rules and regulations made thereunder or the agreement for sale signed with the promoter.
- (2) The allottee shall be entitled to know stage-wise time schedule of completion of the project ,including the provisions for water, sanitation, electricity and other amenities and services as agreed to between the promoter and the allottee in accordance with the terms and conditions of the agreement for sale.
- (3) The allottee shall be entitled to claim the possession of apartment, plot or building, as the case may be, and the association of allottees shall be entitled to claim the possession of common areas as per the declaration given by the promoter under sub-section(C) of clause 1 of sub-section 2 of section 4.

- (4) The allottee shall be entitled to claim the refund of amount paid along with interest at such rate as may be prescribed and compensation in the manner as provided under this Act, from the promoter, if the promoter fails to comply or is unable to give possession of the apartment, plot or building, as the case may be, in accordance with the terms of agreement for sale or due to discontinuance of his business as a developer on account of suspension or revocation of his registration under the provisions of this Act or the rules or regulations made there under.
- (5) The allottee shall be entitled to have necessary documents or plans, including that of common areas, after handing over the physical possession of the apartment or plot or building as the case may be, by the promoter.
- (6) Every allottee who has entered into an agreement for sale to take an apartment, plot or building as the case may be, under section 13, shall be responsible to make necessary payments in the manner and within the time as specified in the said agreement for sale and shall pay at the proper time and place, the share of registration charges, municipal taxes, water and electricity charges, maintenance charges, ground rent, and other charges, if any.
- (7) The allottee shall be liable to pay interest, at such rate as may be prescribed, for any delay in payment towards any amount or charges to be paid under sub-section (6)
- (8) The obligations of the allottee under sub-section (6) and the liability towards interest under sub-section (7) may be reduced when mutually agreed to between the promoter and such allottee.
- (9) Every allottee of the apartment, plot or building as the case may be, shall participate towards the formation of association or society or co-operative society of the allottees, or a federation of the same.
- (10) 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 building, as the case may be.
- (11) Every allottee shall participate towards registration of the conveyance deed of

the apartment, plot or building, as the case may be, as provided under sub-section (1) of section 17 of this Act.

Functions of real estate agents

Section 10 of the Real Estate (Regulation and Development) Act, 2016 deals with functions of the real estate agents. Every real estate agent registered under Section 9 shall -

- (a) not facilitate the sale or purchase of any plot ,apartment or building , as the case may be, in a real estate project or part of it, being sold by the promoter in any planning area, which is not registered with the Authority;
- (b) maintain and preserve such books of accounts, records and documents as may be prescribed;
- (c) not involve himself in any unfair trade practices, namely:-
 - (i) the practice of making any statement, whether orally or in writing or by visible representation which-
 - A. falsely represents that the services are of particular standard or grade;
 - B. represents that the promoter or himself has approval or affiliation which such promoter or himself does not have;
 - C. makes 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.

Chapter I

Real Estate Regulatory Authority, Assam

An interim Real Estate Regulatory Authority was constituted vide Government Notification No.UDD(T) 92/2015/Pt VII/38 dated 9th May,2017 authorizing/ designating-Shri M.G.V.K. Bhanu, IAS, Additional Chief Secretary to the Government of Assam, UDD and GDD , Shri Ajoy Tewari, IAS, Principal Secretary to the Government of Assam, UDD and GDD vide Notification No. UDD(T)92/2015/Pt VII//218 dated 03.01.2018 and Shri Niraj Verma, IAS, Principal Secretary to the Government of Assam, UDD vide Notification No. UDD(T)92/2015/Pt VII//243 dated 03.01.2019 as Interim Real Estate Authority.

Government vide Notification No.UDD(T) 148/2017/Vol-I/80 dated 30.01.2020 appointed a full-fledged Real Estate Regulatory Authority with the following members :

Mrs. T.Y. Das, IAS (Rtd.) Chairperson of the Real Estate Authority. Assumed charge on 13.02.2020.

Mr. S.K. Srivastava, IFS (Rtd.) Member. Assumed charge on 04.02.2020.

Mr. G.M. Hazarika, IAS (Rtd.) Member. Assumed charge on 07.02.2020.

Both members were appointed vide Notification No. UDD(T) 148/2017/Vol-I/81 dated 30.01.2020. .

Infrastructure

At the initial stage, there was no office and the office of the Real Estate Regulatory Authority functioned in the office of the Directorate of Town and Country Planning Department with skeleton staff deputed by the Town and Country Planning Department. The office was later shifted to a rented building on 5th August, 2020 and is located at Jawaharnagar, Khanapara, N.H. 37, Guwahati- 781022.

The infrastructure of the Authority is minimal and requires to be expanded in view of the volume of work that the Authority is mandated to discharge.

Administrative Powers of the Chairperson

The Chairperson exercises powers of general superintendence and directions in the conduct of the affairs of Authority, in addition to presiding over the meetings of the Authority, exercise and discharge the following administrative powers and functions of the Authority as provided by Section 25 of the Act read with Rule 21 of the Assam Real Estate (Regulation and Development) Rules, 2017.

- a) All matters pertaining to staff strength, wages and salary structures, emoluments, perquisites and personnel policies;
- b) All matters pertaining to creation and abolition of posts.
- c) All matters pertaining to appointments, promotions and confirmation for all posts;
- d) Acceptance of resignations by any Member, officer or employee of the Authority;
- e) Officiating against sanctioned posts;
- f) Authorization of tours to be undertaken by any Member, officer or employee of the Authority within and outside India;
- g) All matters in relation to reimbursement of medical claims;
- h) All matters in relation to grant or rejection of leaves;
- i) Permission for hiring of vehicles for official use;
- j) Nominations for attending seminars, conferences and training courses in India or abroad;
- k) Permission for invitation of guests to carry out training course;
- l) All matters pertaining to staff welfare expenses;
- m) Sanction scrapping or write off capital assets which due to normal wear and tear have become unserviceable or are considered beyond economical repairs;
- n) All matters relating to disciplinary action against any Member , Officer or employee;
- o) Any other powers that may be required for the efficient functioning of the Authority and enforcement of the provisions of the Act and Rules.

Sanctioned posts

Government vide notification No UDD(T)148/2017/101 dated 14th November, 2019 had created the following posts for the Authority.

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

Incumbency

S.No.	Name	Designation	Period	Remarks
1	Smt T. Y. Das IAS(Retd.)	Chairperson	13.02.2020 to till date	
2	Shri Shashi Kant Srivastava IFS(Retd.)	Member	04.02.2020 to till date	
3	Shri Gokul Mohan Hazarika, IAS(Retd.)	Member	07.02.2020 to till date	
4	Shri Jatindra Lahkar, ACS (Retd)	Consultant and Registrar i/c	25.08.2020 to 31.03.2021	Contractual
5	Shri Richard Ahmed, A CS		upto 18.12. 2020	Additional Charge
6	Shri Dwijen Singh, ACS (Retd.)	Secretary	18.12.2020 to 31.03.2021	
7	Shri Rajib Neog	Town Planner	21.04.2020 to 18.02.2021	Additional Charge
8	Smti. Kanchan Mahanta	Town Planner	18.02.21 to 31.03.2021	On deputation
9	Shri Dwijen Kalita	Consultant	01. 03.2021 to 31.03.2021	Contractual

10	Shri Rana Kanta Bora	Junior Consultant	30.10.2020 to 31.03.2021	Contractual
11	Shri Anirban Roy	Assistant Computer Programmer	15.10.2020 to 31.03.2021	Contractual
12	Shri Nilotpal Kalita	Assistant Computer Programmer	19.10.2020 to 31.03.2021	Contractual
13	Shri Daya Ram Kakati	Junior Assistant	20.05.2020 to 31.03.2021	Deputed by Town & Country Planning Department
14	Shri Keshar Das	Junior Assistant	01.12.2020 to 31.03.2021	Contractual
15	Shri Chakreswar Das	Junior Assistant	01.12.2020 31.03.2021	Contractual
16	Shri Abinash Deka	Junior Assistant	01.03.2021 to 31.03.2021	Contractual
16	Shri Mrinal Pathak	Junior Accounts Assistant	01.12.2020 to 31.03.2021	Contractual
17	Shri Dip Baro	Stenographer Grade III	25.08.2020 to 31.03.2021	On deputation from the Town & Country Planning Department
18	Shri Bichitra Deka	Grade IV Chawkidar	10.09.2020 to 31.03.2021	Contractual
19	Shri Manoj Das	Cleaner-cum-Mali	10.09.2020 to 31.03.2021	Contractual
20	Shri Bidyut Bikash Sarma	Grade IV peon	03.02.2021 to 31.03.2021	Contractual
21	Shri Tapan-Kalita	Grade IV peon	20.06.2020 to 31.03.2021	Deputed by Government
22	Shri Suresh Rongsong	Grade IV peon	11.05.2020 to 31.03.2021	Deputed by Government
23	Shri Pulakesh Bhatta	Grade IV peon	11.05.2020 to 31.03.2021	Deputed by Government
24	Shri Rajani Rajbongshi	Grade Iv peon	11.05.2020 to 31.03.2021	Deputed by Government

Proposal sent to Government for creation of additional posts:

In view of acute shortage of staff and requirement for additional posts for , interalia, discharging functions under Section 31 of the Act and hosting the website mandated under Section 5(1)(a) and discharging other statutory functions proposal was sent to Government for creation of additional posts namely,

Sl No.	Name of the posts	No of posts
1	Registrar-cum- Law Officer	1
2	Finance and Accounts Officer	1
3	Superintendent	1
4	Senior Assistant	2
5	Accountant	1
6	Junior Assistant	2
7	Process Server, Grade II	2
8	Chowkidar	1
9	Cleaner	1
10	Assistant Programmer	2
11	Data Entry Operator	2
12	Driver	5
13	Stenographer, Grade -II	1
14	Stenographer, Grade III	3
Total		26

The following files/ records were received from the interim RERA on 20.05.2020:

(A) Project Registration Cases

Sl No.	Year	Total files received from Interim RERA	File against which RC was issued by Interim RERA	Pending files for issue of RC
1	2017	24	16	8
2	2018	129	69	60
3	2019	125	52	73
4	2020 (Up to 20-05-2020)	36		36
Total		314	137	177

(B)Complaint cases

SI No.	Year	Total files received from Interim RERA
1	2017	07
2	2018	05
3	2019	22
4	2020 (Up to 20-05-2020)	06
Total		40

(C) Applications for registration as Real Estate Agents

SI No.	Year	Total files received from Interim RERA
1	2017	00
2	2018	18
3	2019	05
4	2020 (Up to 20-05-2020)	00
Total		23

In addition to above, the following registers were also received from Interim RERA:

1. Demand draft receipt Register-1
2. File Index Register-1

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	
4	Accounts	
5	Computer	
6	RTI	

Website:

The Website of the Authority is under construction with the help of NIC, Assam Branch and is likely to be launched during the year 2021-2022.

Regulations:

The Regulations have been finalized and are being vetted for publication in the Assam Gazette.

Meetings held by RERA:

(1) Meeting with Assam Real Estate and Infrastructure Developers Association (AREIDA):

The Assam Real Estate Regulatory Authority took two meetings with the members of AREIDA on 20.06.2020 and 06.01.2021. Various issues regarding Real Estate Sector, disposal of registration cases, development of website, amicable conciliation of disputes between the promoters and allottees through dispute settlement forums set up by the consumer or promoter association under Section 32(g) were discussed.

(2) Meeting with officials of GMC.GMDA and Mission Director, PMAY- HFA (U).

A meeting was held with officials of GMC, GMD and Mission Director, PMAY- HFA (U) on 19.11.2020 where, inter-alia, issues regarding planning permits and building permits for plots measuring less than 3 kathas, completion certificate, occupancy certificate, sharing of up-to-date records related to various certificates including Building Permits, completion Certificates, occupancy certificate, FAR issues under latest housing policy of the Government, field visit, compliance issues etc were discussed and minutes were circulated to all concerned for follow up actions.

Issues taken up with Deputy Commissioners

The Deputy Commissioners were requested vide letter No. RERA/ASSAM/2020/Misc./10 dated 8th February, 2021 to impress and issue instructions to concerned Executive Officers of Urban Local Bodies, Chief Executive Officers of Zilla Parishads and all stakeholders that , it is mandatory for all promoters to register projects under Section- 3 of the Real Estate(Regulation and Development) Act,2016 and that Section 59 of the Act lays down stringent penalty for default in getting their registration. As many projects are coming up in real estate sector in the districts, Deputy Commissioners were also requested to hold regular meetings with the concerned officials to monitor and ensure that all eligible projects are registered with RERA, Assam.

Issues taken up with Panchayat & Rural Development Department

In view of the fact that building permissions are being issued by Gaon Panchayats for projects which fall under their jurisdiction and that the Gaon Panchayats are not having adequate technical manpower, Panchayat & Rural Development Department was requested vide this office letter No.Assam/RERA/Estt/2020/19 dated 31st October, 2020 and DO No Assam/RERA/Estt/2020/293 dated 24th December, 2020 to consider delegating the task of issuing building permits for the real estate projects to the Zilla Parishads till such time the Gaon Panchayats are equipped with full fledged technical manpower.

Membership of All India Forum of Real Estate Regulatory Authorities (AIFORERA)

The Assam Real Estate Regulatory Authority has been registered as a member of the All India Forum of Real Estate Regulatory Authorities (AIFORERA), a registered society, constituted to function as a forum for all RERAs in the country to be able to meet and discuss issues of common interest.

RTI matters

1. The Authority has designated the Town Planner, RERA as State Public Information Officer (SPIO) and Secretary, RERA as First Appellate Authority (FAA).
2. During 2019-2020, 2(two) RTI applications were received. Reply against one application was provided. One application was pending for disposal.
3. During 2020-2021, 8 applications were received and all the applications were disposed off.
4. No first appeal was received during the period of report.

Chapter-II

FORM-‘P’

[See Rule 39]

ANNUAL REPORT TO BE PREPARED BY REGULATORY AUTHORITY

I - Return on registration of Promoters and Real Estate Agents

2019-2020

A. In relation to promoters:

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	M/S Dhanashmita Construction	Rukminigaon , Ghy22	Hem Prabhat Enclave Kundil Nagar, Hengrabari	17371	ARERAKMPPROJ2017-76	6/20/2019	12/31/2022		
2	M/S Bajrangbali Real Estate	Christianbast, GS Road	Priyam Residency, Xoruxojai Guwahati	29100	ARERAKMPPROJ2017-80	6/20/2019	12/31/2020		
3	M/S Maifair Developers	Adafari, Tinali Maligaon, Ghy-12	Mayfair Rudrakash at BG Colony, Pragjyotishnagar	5051	ARERAKMPPROJ2017-77	6/20/2019	12/31/2020		
4	M/S Akash Developers	Rehabari, Ghy-08	Swasteek Vrindaban, Rupnagar, Ghy-05	5890	ARERAAKMPPROJ2017/82	6/20/2019	12/31/2023		

5	M/S Bajrangbali Real Estate pvt. Ltd	Suman Jain H.B Road, Machkhowa, Bharalumukh, Guwahati- 781009	" Priyank Residency" at Sarusajai Guwahati, Asaam Block A,B, C, G+6 Residential at Nalapra	29100	ARERAKMPPROJ2017-80	6/20/2019	12/31/2020		
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6	M/S MP Construction	Palacia woodstock anandanagar Sixmile Guwahati	Gotanagar, Guwahati	40700	ARERAKMPPROJ2017-85	6/25/2019	12/31/2024		
7	M/S Vijaya Construction	MC Chenikuthi Ghy	Vijaya Saphire, Mahabhairav, NT Road Tezpur	12219	ARERAASTP0000102017-6	6/25/2019	12/31/2023		
8	M/S Baruah Construction	2nd Floor, Above UBI, Maligaon, Guwahati-781011	" Royal Residency" at Jaimati Nagar, Guwahati	9775	ARERAKMPPROJ2017-84	25-06-2019	12/31/2019		
9	Uttarayan Developers	AT Road Bharalumukh, Ghy-9	Uttarayan Dwarka, Boraservice	20070	ARERAKMPPROJ2017-85	6/25/2019	7/31/2021		
10	M/S Shristi Planners	GS Road Lachit Nagar, Guwahati	Shristi Point Beltola Tiniali Guwahati	10310	ARERAKMPPROJ2017/87	6/25/2019	12/31/2021		
11	Baruah Construction	Maligaon Guwahati 11	Pooja Apartment Azara	40015	ARERAAKMPPOJ2017/83	6/25/2019	12/31/2023		
12	Pragati Builders	Bora service Lachit Nagar	Pragati Heights, PP Road Rehabari, Ulubari	12000	ARERAAKMPPOJ2017/89	6/25/2019	10/31/2023		
13	M/S Amar Construction	101 Prafulla Residency Chowidhingee, Dibrugarh Assam	AD Park Prime Near Sonapur Naamghar, Duliajaan, Dibrugarh	11180	ARERADIP0000102017-7	6/27/2019	10/31/2024		
14	M/S Amar Construction Company	101 Prafulla Residency, Chowkidhingee, Dibrugarh, Assam	"AD Pratistha Residency " at Udaipur, Dibrugarh, Assam G+\$ Residential	4015	ARERADIP0000102017-8	13-09-2019	9/2/2024		

15	M/S Prayash Real Estate pvt. Ltd.	Hn14, Near AG Office Main gate, Krishnapur, PO-Beltola, Ghy-28, Pn no. 9854426166	" Sonaki Enclave" at Bongaon, Guwahati, Assam	5322	ARERAKMPPROJ2017-91	13-09-2019	4/30/2023		
16	M/S Pubali Estate	Barthakur Mill Road, Ulubari, Ghy-07	Pubali Estate at Chenikuthi	2745	ARERAAKMPPROJ2017-92	9/13/2019	8/29/2020		
17	M/S Synergy Creations pvt Ltd	2nd floor Hatigaon Road, Dispur06	Synergy Exotica at Arunodoi Path Hatigaon	3350	ARERAKMPPROJ2017-93	9/21/2019	2/29/2020		
18	M/S Synergy Creations(I)pvt. Ltd.	Chandas Tower, 2nd floor, Hatigaon Road, Dispur, Guwahati, Assam, Ph-9957184853	"Synergy Exotica" at Hatigaon, Arunoday Path, Guwahati, Assam, G+4 Residential	3350	ARERAKMPPROJ2017-93	9/21/2019	2/29/2020		
19	M/S Oberon Projects Pvt Ltd	MC Road Cenikuthi	Oberon View CK agarwala Road, Ambari	4082	ARERAKMPPROJ2017-97	9/27/2019	12/31/2021		
20	M/s Ergon Construction Pvt Ltd	Rajgarh Road, Chandmari	Prakriti Jyotinagar, Sunsali Ghy	11800	ARERAAKMPPROJ2017-94	9/27/2019	8/21/2023		
21	M/S Bael Infrastructrure	Tribeni Path, Bhaskarnagar, Fatasil Ambari, Po Binovanagar	Rajlakshmi Apartment at Odalbakra, Guwahati, Assam	4030	ARERAAKMPPROJ2017-95	9/27/2019	9/20/2023		
22	M/S Oberon Projects Pvt Ltd	MC Road Chenikuthi, Ghy-03	Oberon Enclave at Ganeshguri	16863	ARERAAKMPPROJ2017/96	9/27/2019	12/31/2020		
23	M/S Priyash Aashi Developers pvt. Ltd	Office No GA, Ground Floor, Aashi anupama heights, BRP Road, Bharalumukh, Guwahati-781009	" " Aashi Aavas" at F.A Road, Khanapara, Guwahati, Assam, G+ 9 Residential	14922	ARERAKMPPROJ2017-98	27-09-2019	12/31/2021		

24	M/S Star Enterprise, Prop. Santanu Prasad Baruah,	Ho no. 62, Hem Chandra Road, Uzanbazar, Guwahati-01 Ph no-7002044505	"Sakuntala Enclave" at Noonmati, Guwahati, Residential Building G+7 & G+4	4025	ARERAKMPPROPJ2017-99	9/27/2019	9/19/2024		
25	M/S BAEL Infrastructure	Tribeni Path, Bhaskarnagar, Po- Binovanagar, Ps fatasil ambari Guwahati781018	" Rajlakshmi Apartment" at Odalbakra, Guwahati, Assam, G+\$ Residential	4030	ARERAKMPPROJ2017-95	9/27/2019	9/20/2023		
26	M/S Pragjyotish Housing	Ulubari Bazar Road, Ulubari	Piya Villa at Baghorbari, Panzabari Road, Beltola, Mouza	11400	ARERAKMPPROJ2017/100	9/30/2019	12/31/2021		
27	M/S pragjyotish Housing Pvt. Ltd	3RD Floor, Avantika Nilay, Ulubari Bazar Road, Ulubari, Guwahati-781007, Ph.7896049818	"Piya Villa" at Nilgiri Path Bhaghorbari, guwahati, Assam G+4 Residential, 14 Units	11400	ARERAKMPPROJ2017-100	9/30/2019	12/31/2021		
28	M/S ARS Creations	3rd floor Gangotri Tower GS Road Guwahati	AASHRAYAM at Lankeshwar Guwahati	20009	ARERAKMPPROJ2017-010	10/1/2019	9/25/2025		
29	M/S Star Enterprise	Vijant Enclave, Bamunimaidam , Ghy-21	Shivam Residency, Kahilipara Main Road	1307	ARERAKMPPROJ2017-118	10/3/2019	3/31/2024		
30	M/S Baruah Construction	Hono-1, Gitali Path, Uttar Pub Geetanagar, Mother Teresa road, Guwahat781020	" Sri Krishna Barua Housing Complex" at Sarumataria, Guwahati , Assam, G=4 RESIDENTIAL 12 NOS	4350	ARERAKMPPROJ2017-108	03-10-2019	6/24/2021		

31	M/S Pragjyotish Housing	Ulubari,Bazar Road Ulubari	Piya Enclave Panzabari Road. Opp Bipanan Khetra	11370	ARERAAKMPPROJ2017/106	10/3/2019	6/30/2022		
32	M/S Shristi Associates	Vivekananda Complex ABC GS Guwahati	Shristi Residency, Pachim Jalukbari Guwahati	27700	ARERAKMPPROJ2017-105	10/3/2019	9/19/2024		
33	M/S Baruah Construction	Maligaon Guwahati	Royal Residency, Khonamukh, Kamrup Assam	38000	ARERAAKMPPROJ2017/107	10/3/2019	4/30/2022		
34	M/S Shivam residency,	1ST FLOOR BEAUTY MARKET, KAMARPATTY ,GHY781001, PH NO. 9706040403	" Shivam Residency" at Kahilipara, Guwahati, Assam G+8 RESIDENTIAL , 32 UNITS	13807	ARERAKMPPROJ2017	10/3/2019	3/31/2024		
35	M/S Ganesh Construction	Surya Residency, Odalbakra, Guwahati-34	Mahalaya Apartment, Beharbari, Borsojai, Guwahati	21405	ARERAAKMPPROJ2017-110	10/11/2019	10/24/2021		
36	M/S Shristi Puspallaya	ABC OPP Rajib bhawan GS Road	Shristi Puspallaya, Rukminigaon	12715	ARERAKMPPROJ2017-104	10/30/2019	9/20/2024		
37	M/S Smart Living Realtors	Hon 38 A Panzabari Road Guwahati	Smart Living Residency at Sasal Guwahati	10706	ARERAAKMPPROJ2017-114	1/10/2020	12/31/2022		
38	M/S Oasis Construction	Bonphool Nagar Path Housefed Dispur Ghy-06	L D Park Beltola, Ghy-05	16310	ARERAAKMPPROJ2017-117	1/10/2020	12/31/2020		
39	M/S Swagatam Real Estate	Survey Beltola	Sarat Enclave Beltola, Ghy	4015	ARERAAKMPPROJ2017-118	1/10/2020	12/31/2024		
40	M/S Uttarayan Enterprise	AT Road Bharalumukh, Guwahati	Uttarayan Empire at Garal	67718	ARERAKMPPROJ2017-111	1/10/2020	4/30/2022		

41	M/S Swagatam Real Estate	Survey Beltola	Eddie Shilla Enclave, Rehabari, Ghy	10710	ARERAAKMPPROJ2017/119	1/10/2020	12/31/2024		
42	M/ S Synsrgy East	Lakhimi Prabha path, RGB Guwahati	Trinity Square Basistha Guwahati	29308	ARERAAKMPPROJ2017-113	1/10/2020	6/9/2025		
43	M/S Oasis Construction	DIGANTA BARUA, 5B RAJDHANI APPARTMENT, BANPHOOL NAGAR PATH, HOUSEFED, DISPUR GHY-5	" L.D. Park" at Beltola Guwahati , Assam	16310	ARERAKMPPROJ2017-117	1/10/2020	12/31/2020		
44	M/S Pragjyotish Housing	Ulubari Bazar Road	Piya Heritage, Panjabari Guwahati	35730	ARERAAKMPPROJ2017-120	1/13/2020	12/31/2022		
45	M/S Megnum Builders	RGB Road, Zoo Road Tinali, Guwahati	Megnum Pearl Shrinagar Guwahati, Assam	17182	ARERAAKMPPROJ2017/123	1/13/2020	12/31/2022		
46	M/S Golden Wood Developers	Amaravati Path, Christian Basti	Golden woods Umang, Lokhra Ghy	124150	ARERAKMPPROJ2017-121	1/13/2020	6/19/2025		
47	M/S Royal Construction	2nd floor avove UBI Maligaon, Guwahati	Royal Residency at SOS Road, Garal Guwahati	100372	ARERAAKMPPROj2017/125	1/13/2020	12/31/2023		
48	M/S Pragjyotish Pvt. Ltd.	3RD Floor, Avantika Nilay, Ulubari Bazar Road, Ulubari, Guwahati-781007, Ph.7896049818	" Piya Heritage" at Jilika Path, Panjabari , Guwahati, Residential Block- I &II - G+5, BLOCK-III-6, 61 Units	35730	ARERAKMPPROJ2017	1/13/2020	12/31/2022		

49	M/S Royal Construction	2nd Floor Above UBI Maligaon, Guwahati 781011	" Royal Residency" SOS Village Road, Guwahati Assam , G+5 Apartment	100372	ARERAKMPPROJ2017-125	1/13/2020	12/31/2023		
50	M/S Devernav Associates	Karamvir Path, Rukminingar, Dispur Ghy-06	Devernav Enclave Tehil Tinsukia, Dist Tinsukia	3234	ARERATIP0000102017-1	1/29/2020	12/31/2023		
51	M/S Magnum Builders	RGB Road Zoo Road Tiniali	Magnum Residency, Mother Teresa Road, Geetanagar School Field	14789	ARERAAKMPPROJ2017/126	2/5/2020	12/31/2024		

2020-2021

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	SM Infrastructure	Anil Plaza GS Road-05	Surya Aspire Gotanagar Jalukbari	69057	RERAKMPPROJ2020A-01	5/22/2020	5/21/2024		
2	M/S Protech Buildcon	Protech Centre ganeshguri	Protech Akansha, Jayanta Nagar, Ganeshmandir Path	43600	RERAAKMPPROJ2020A-02	5/26/2020	5/25/2024		
3	M/S Subham Infra	Shubham Velocity, 5th Floor, Honuram Boro Path, G.S Road Guwahati	Subham Manjushree, Residential Appartments and Club House , Block A,C & D G+7 and Block B G+2 ,at Vill-Sahar Fatasil, Mouza-Beltola, District - Kamrup, Assam	57526	RERAAKMPPROJ 2020 A-03	6/17/2020	6/17/2025		
4	M/S Roodraksh	Near SFS School, 2nd Floor, ICICI Building MG Road 781001	Roodraksh Kundan at Satgaon, Guwahati Block A G+3, B,C,D G+8, B, E G+8, 66 units	15055	RERAA/ASSAMPPROJ 2020A-05	6/22/2020	6/17/2023		
5	Inest Group	Ulubari Guwahati	Inest Phoenix, Baghorbori, Guwahati, G+4 Residential	44267	RERAAKM 13/2020	7/25/2020	6/30/2025		
6	M/S Protech Reality	Protech Centre Guwahati	Protech Paradise at Kahilipara, G+11, 164 Unit	74200	ARERAAKMPPROJ2020A-06	7/27/2020	7/27/2024		

7	Protech Reality	Protech Centre , Guwahati	Protect Prime at Kahilipara G+8 Residential	58300	ARERAKMPPROJ2020 A-08	8/4/2020	8/4/2024		
8	BB Construction	Rukminigaon, Guwahati	BB Jogesh, Kalapahar, Guwahati, G+4 Residential	13383	ARERAKMPPROJ2020 A/10	9/1/2020	9/1/2024		
9	Native Tree Developers Pvt Ltd	Panjabari, Guwahati	Mari Gold Park at Gotanagar, Jalukbari, Guwahati, G+8 Residential Apartment	15125	ARERAKMPPROJ2020 A/15	9/15/2020	9/15/2024		
10	M/S Exotica Arcade	RG Baruah Road, PO- Dispur, Guwahati-05	Exotica Arcade , 2 no Japorigog, Christianbasti, Guwahati, G+6 Residential	49235	ARERAKmPPROJ2020 A-13	9/15/2020	3/5/2023		
11	Northeast Builders	Jakir Hussain Path Downtown , Guwahati	HC Villa Panjabari	4020	ARERAKMPPROJ2020 A-12	9/15/2020	9/15/2021		
12	M/s MKR Construction	Adabari Pandu Port	The Ketayani, satgaon,Guwah ati, G+5 Residential	4030	ARERAAKMPROJ202 0A-17	9/16/2020	9/23/2022		
13	M/S Percept Infratech	6C century, Apartment , Ganeshguri, GS Road, Ghy- 6	Percept majestic Enclave Ajanta Path, Beltola Road, Ghy-28	16622	ARERAAKMPROJ202 0A-16	9/16/2020	12/31/2021		
14	M/s Rudramukhi Enterprise	Down Town Mathura Nagar, Ghy-06	Nalini Enclave at Hatigaon	4015	ARERAAKMPROJ202 0A-17	9/29/2020	10/20/2020		
15	M/S GSK Real Estate	AT Road Gate no 2	GSK Purnima Residency, Garal Dharapur Guwahti17	33324	RERAKM19/2020	10/7/2020	12/31/2023		
16	M/S Shivali Construction	AT Road Kamakhya Gate , Ghy-09	Navakta Enclave, Manpara, Guwahati	136114	RERAAKM25/2020	10/8/2020	1/23/2024		
17	Global Estate	Bhetapara, Guwahati-29	Global Imperia, G+7 Residential Apartment	4358	RERAKM22/2020	10/8/2020	3/16/2020		

18	M/S Greentech Construction	Adabari, Guwahati-14	Greentech Aarohan, Jalukbari, G+^ Residential	4115	RERAAKM27/2020	10/8/2020	3/28/2023		
19	M/S Puram Costruction	Bylane no-06 New Sarania, Guwahati	Rupalim Enclave at AT Road Sivasagar, Assam	73338	RERAASV23/2020	10/8/2020	12/31/2023		
20	M/S Percept Infracon	GS Ganeshguri	Percept Calisto, Moter Teresa Road, Ghy-24	10947	RERAKM28/2020	10/8/2020	12/31/2023		
21	M/S Syndicate Builders pvt ltd	Hengrabari ghy-06	Syndicate Palace, Panzabari, Guwahati-37	33591	RERAKM/24/2020	10/8/2020	12/31/2023		
22	M/S Charter Renocon	SRCB Road, Fancy Bazar Guwahati	Gokuldham, Shantipur Sliuce Gate	13791	RERAAKM29/2020	10/14/2020	8/31/2022		
23	New East Infra Holdings	Jorhat	Brahmaputra Regalia, G+5, Residential & Commercial	104688	RERAJO31/2020	10/19/2020	12/31/2022		
24	M/S Arya Erectors (I) Pvt. Ltd.	Abhoypur, North Guwahati Assam,Phase - 2	" Arya Smart Living" at Abhoypur, North Guwahati Assam,Phase -2	65725	RERAKU-30/2020	10/19/2020	8/31/2022		
25	M/S Global Space Developers	Bhetapara Ghy 29	Global Aashiyana at Birubari, G+6 Residential	16060	RERAKM32/2020	10/30/2020	3/2/2023		
26	M/S Prakriti Infra	GS Road, Guwahati	Prakriti Taramind Vista" at 1 no Japorigog, Ghy, Assam, G+5 residential	9660	RERAAKM33/20202	10/31/2020	9/27/2023		
27	Metropolitan Realtors	Ajantapath, Guwahati	Nivana at Panjabari, Guwahati, G+9 Residential	25680	RERA/KM/34/2020	11/6/2020	8/1/2023		
28	M/S Akash Developers	HM Das Road Rehabari Guwahati Assam	Swasteek Samriddhi at Jalukbari, ghy-33, BF+GF=9 220 units	58090	RERAAKM352020	11/7/2020	12/16/2023		

29	M/S Parasnath Developers	AT Road , Bharalumukh	Parashnath Enclave Hostel Road, Bhangarh	4570	RERAKM37/2020	11/8/2020	11/10/2023		
30	M/S Green Valley Infra Project	Anup Barman Path, Sasal Six Mile Khanapara ghy22	Green View Heights at Ghoramara Chariali, GF+6 30 units Residential	11371	RERAKM36/2020	11/17/2020	11/1/2021		
31	M/S Akash developers	HM Das Road Rehabari Guwahati Assam	Swasteek Height, Uzanbajzar, Guwahati, Block A&B G=6 Residential	33500	RERAAKM38/2020	11/18/2020	11/6/2024		
32	M/S Royal Associates	Royal Associates Ulubari , GS Road	Royal Awas Betkuchi, Behind Royal Global University, G+10 A&B Block Residential	106460	RERAAKM39/20202	11/23/2020	10/31/2023		
33	M/S Tenements	14/15 Floor , mAnil Plaza, ABC, GS Road, Guwahati 781005	"Krishna Enclave" at Saulkuchi, guwahati, Assam G+4 Residential 16 Units	11773	RERAAKM43 2020	12/18/2020	3/31/2022		
34	M/S Tenements	14/15 Floor , Anil Plaza, ABC, GS Road, Guwahati 781005	" Surya Enclave" at Golaghat Assam	15853	RERAAGG44/2020	12/19/2020	7/31/2022		
35	Transcendent Condominiums	Anil Plaza 2nd Floor GS Road Guwahati 781005	Infinity Heights at Kalapahar, Lalganesh G+	167220	RERA/KM/01/2021	1/5/2021	11/30/2023		
36	Pragjyotish Housing	Ulubari Guwahati 781007	Piya Hillview at Gotanagar, Jalukbari, G+13 Residential	77348	RERAAKM02/2021	1/7/2021	6/30/2025		
37	Global Space Developer	M/S Global Space Developer, Bhetapar, Ghy-29	Global Tower Pattharquery, Guwahati, G+6 (Mixed)	16060	RERAAKM10/2021	1/12/2021	1/28/2023		

38	M/S JSB Infrastructure	Babul Poddar Path Dibrugarh	JSB Jyoti Residency at Tekela Gaon Dibrugarh	18060	RERADI09-2021	1/12/2021	1/11/2025		
39	Manjushree Construction	Bhajanka Market, GS Road	Shivam Residency North Haiborgaon, Madhab Dev Road, Nagaon	16060	RERANN06/2020	1/12/2021	1/10/2021		
40	ABS Developers	Jonak Enclave , Bye lane 18, Ganeshguri, Guwahati-5	ABS Meera Mansion, Hatigaon, Guwahati, Block A, B (G+3)	10710	RERAKm11/2021	1/18/2021	10/27/2020		
41	M/S JSB Infrastructure	Babul Poddar Path Dibrugarh , Dibrugarh, Assam 786001	JSB SERENE Tower at Amolapatty, Japora gaon, Dibrugarh	73080	RERAADI12/2021	1/18/2021	1/10/2024		
42	Percept Infra Realtors	GS Road, Guwahati	Greenland Height, Baghorbori, Guwahati, G+6 Residential	22291	RERAKM15/2021	1/29/2021	12/31/2021		
43	M/S Imperial Realtors	Ulubari Guwahati	The address by Imperial Ulubari Guwahati	50368	RERAAKM16/2021	1/29/2021	1/28/2025		
44	MS RKBI Real EstateDevelopers	Pandav Nagar, Guwahati-781012	RKBI BG Heights, BG Colony maligaon	70903	RERAKM04-2021	1/8/2021	3/13/2023		
45	MP Costruction	Ananda Nagar Sixmile, Guwahati	Placia Elegancy at Kahilipara near Forensic Science Laboratory	12580	RERAAKM/03/2021	1/8/2021	12/31/2022		
46	Vijaya Construction	MC Road, senikuthi, Latasil Guwahati	Vijaya sterling Heights, Bhetapara, Hockey Stadium	25287	RERAAKM/05/2021	1/8/2021	1/7/2025		
47	M/S Shreejoni Real Estate	Garal New airport	Uttarayan Shreejoni, Azara	43093	RERAKM19-2021	2/4/2021	7/31/2024		

48	M/S Nacons Infra	Basistha Road, Dispur	Sora Imperia, Sorumotoria Dispur	33920	RERAAKM21/2021	2/6/2021	9/30/2022		
49	Achyut Promoters & Builders Pvt. Ltd.	4th Floor, DD Tower, Christian Basti, GS Road, Guwahati-05	Achyut SKRM, Sonaighuli	56410	RERAAKM 30 of 2021	17-02-2021	3/31/2023		

B- Return on registration of Real Estate Agents

2019-2020

SI No	Name of Real Estate Agent	Address of Real Estate Agent	Fee paid Rupees	Registration no	Date of issue of Registration	Date of which registration expires	Remarks
1	2	3	4	5	6	7	8

-NIL-

Return on registration of Real Estate Agents

2020-2021

SI No	Name of Real Estate Agent	Address of Real Estate Agent	Fee paid Rupees	Registration no	Date of issue of Registration	Date of which registration expires	Remarks
1	2	3	4	5	6	7	8
1	Phoenix Realty and Marketing Solutions	3 rd Floor, Anil Plaza, GS Road, ABC, Guwahati-781005	Rs.50,000	01 of 2021	01/02/2021	31/01/2026	
2	Abu Constructions and Developers	Kailashpur, Near L.P. School, Noonmati, Guwahati-781020	Rs.50,000	02 of 2021	30/03/2021	29/03/2026	

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

2019-2020

Sl. No.	No. of cases pending in the last quarter before the Regulatory Authority		No. of cases received during the quarter in the Regulatory Authority		No. of cases disposed of by the Regulatory Authority.
1	January to March, 2019	08	April to June,2019	01	Nil
2	April to June, 2019	09	July to September, 2019	02	Nil
3	July to September, 2019	11	October to December, 2019	04	Nil
4	October to December, 2019	15	January to March, 2020	06	Nil

Sl. No.	No. of cases pending in the last quarter by the Adjudicating Officer of the Regulatory Authority.		No. of cases received during the quarter by the Adjudicating Officer of the Regulatory Authority		No. of cases disposed of by the Adjudicating Officer of the Regulatory Authority.
1	January to March, 2019	Nil	April to June,2019	Nil	Nil
2	April to June, 2019	Nil	July to September, 2019	Nil	Nil
3	July to September, 2019	Nil	October to December, 2019	Nil	Nil
4	October to December, 2019	Nil	January to March, 2020	Nil	Nil

2020-2021

Sl. No.	No. of cases pending in the last quarter before the Regulatory Authority		No. of cases received during the quarter in the Regulatory Authority		No. of cases disposed of by the Regulatory Authority.
1	January to March, 2020	21	April to June, 2020	1	Nil
2	April to June, 2020	22	July to September, 2020	Nil	Nil
3	July to September, 2020	22	October to December, 2020	03	02
4	October to December, 2020	23	January to March, 2021	13	12

Sl. No.	No. of cases pending in the last quarter before the Adjudicating Officer of the Regulatory Authority.		No. of cases received during the quarter by the Adjudicating Officer of the Regulatory Authority.		No. of cases disposed of by the Adjudicating Officer of the Regulatory Authority.
1	January to March, 2020	Nil	April to June, 2020	Nil	Nil
2	April to June, 2020	Nil	July to September, 2020	Nil	Nil
3	July to September, 2020	01	October to December, 2020	01	Pending due to non appointment of A.O.
4	October to December, 2020	02	January to March, 2021	02	-do-

III-Statement on periodical Survey conducted by the Regulatory Authority to monitor compliance of the provision of the Act by the promoters, allottees and real estate agents

2019-2020

Sl. No.	Survey conducted during the quarter with details	Observation of Authority	Remedial steps taken
---------	--	--------------------------	----------------------

-NIL-

2020-2021

Sl. No.	Survey conducted during the quarter with details	Observation of Authority	Remedial steps taken
---------	--	--------------------------	----------------------

-NIL-

Due to outbreak of the pandemic, covid-19 and imposition of lockdown and other prohibitory and regulatory orders by the concerned authorities, periodical survey could not be conducted during the period of report.

IV- Statement on steps taken to mitigate any non-compliance of the provisions of the Act and the rules and regulations made thereunder by the promoters, allottees and real estate agents.

2019-2020

Sl. No.	Subject	Steps taken	Results achieved
---------	---------	-------------	------------------

-NIL-

2020-2021

Sl. No.	Subject	Steps taken	Results achieved
---------	---------	-------------	------------------

-NIL-

V- Statement on penalty imposed by the regulatory authority for contravention of the Act and directions of the regulatory authority and adjudicating officer

2019-2020

SI No	Name of the Promoter	Details of the directions issued	penalty imposed	Whether paid
-------	----------------------	----------------------------------	-----------------	--------------

-NIL-

SI No	Name of the allottee	Details of the directions issued	penalty imposed	Whether paid
-------	----------------------	----------------------------------	-----------------	--------------

-NIL-

SI No	Name of the Real Estate Agent	Details of the directions issued	penalty imposed	Whether paid
-------	-------------------------------	----------------------------------	-----------------	--------------

-NIL-

2020-2021

SI No	Name of the Promoter	Details of the directions issued	penalty imposed	Whether paid
-------	----------------------	----------------------------------	-----------------	--------------

-NIL-

SI No	Name of the allottee	Details of the directions issued	penalty imposed	Whether paid
-------	----------------------	----------------------------------	-----------------	--------------

-NIL-

SI No	Name of the Real Estate Agent	Details of the directions issued	penalty imposed	Whether paid
-------	-------------------------------	----------------------------------	-----------------	--------------

-NIL-

Chapter-III

Form- '0'
Annual Statement of Accounts
REAL ESTATE REGULATORY AUTHORITY, ASSAM
Jawaharnagar, Khanapara, Guwahati-22

Receipt And Payment Account for the year ended 31.03.2020

A/c Code	Receipt	Current year as on 31.03.2020	A/c Code	Payment	Current year as on 31.03.2020
1	To Balance Brought down:		13	By Chairperson and Members:	
1.1	To Bank		13.1	By Pay and Allowances	
1.2	To Cash		13.2	By Other Benefits	
2	To Fee, Charges and Fines:		13.3	By Travelling expenses:	
2.1	To Fee		13.3.1	By Overseas	
2.2	To Charges		13.3.2	By Domestic	
2.3	To Fines		14	By Officers:	
2.4	To Others- Penalties from Promoter		14.1	By Pay and Allowances	
3	To Grants:		14.2	By Retirement Benefits	
3.1	To Account with Government	89,35,000	14.3	By Other Benefits	
3.2	To on behalf of KEKA Appellate Tribunal	60,65,000	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:	
7	To Income on Investments and Deposits:		15.1	By Pay and Allowances	
7.1	To Income on Investments		15.2	By Retirement Benefits	
7.2	To Income on Deposits	5,529	15.3	By Other Benefits	
8	To Loans:		15.4	By Travelling expenses:	
9	To Sale of Assets		16	By Hire of Conveyance	
10	To Sale of Investments		17	By Wages	
11	To Recovery from Pay Bills		18	By Overtime	
			19	By Honarium	
			20	By Other Office Expenses	
			21	By Expenditure on Research	
			22	By Consultation Expenses	
			23	By Seminars and Conferences	
			24	By Publications of Authority	
			25	By Rent and Taxes	
			26	By Interest on Loans	
			27	By Promotional Expenses	
			28	By Membership Fee	
			29	By Subscription	
			30	By Purchase of Fixed Assets	
			31	By Investments and Deposits:	
			32	By Security Deposit	
			33	By Loans and Advances to:	
			34	By Repayment of Loans	
			35	By Others	
			36	By Balance Carried Down:	
			36.1	By Bank	1,50,05,529
			36.2	By Cash in Hand	
	Total	1,50,05,529	Total		1,50,05,529

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

[Signature]
Secretary

[Signature]
Member

[Signature]
Member

[Signature]
Chairperson

FAR RAO and EMMAR
CHARTERED ACCOUNTANTS
FRN: 0030445
[Signature]
CA NIKHIL AGARWAL
PARTNER
M.NO: 304477
Dated: 30-10-2021
UDIN: 21304477AAAAGP1424



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

Income and Expenditure Account for the year ended 31.03.2020

A/c Code	Expenditure	Current year as on 31.03.2020	A/c Code	Income	Current year as on 31.03.2020
37	To Chairpersons and Members		61	By Fee, Charges and Fines:	
37.1	To Pay and Allowances	-	61.1	By Fee	-
37.2	To Other Benefits	-	61.2	By Charges	-
37.3	To Travelling Expenses	-	61.3	By Fines	-
37.3.1	To Overseas	-	61.4	By Others	-
37.3.2	To Domestic	-	62	By Grants:	
38	To Officers	-	62.1	By Account with Government	89,35,000.00
38.1	To Pay and Allowances	-	62.2	By Others	-
38.2	To Retirement Benefits	-	63	By Gifts	-
38.3	To Other Benefits	-	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	5,529.00
39.1	To Pay and Allowances	-	66.3	By Interest on Loan & Advances	-
39.2	To Retirement Benefits	-	67	By Miscellaneous Income	-
40	To Hire of Conveyance	-			
41	To Wages	-			
42	To Overtime	-			
43	To Honarium	-			
44	To Other Office Expenses	-			
45	To Expenditure on Research	-			
46	To Consultation Expenses	-			
47	To Seminars and Conferences	-			
48	To Publications of RE RA	-			
49	To Rent and Taxes	-			
50	To Interest on Loans	-			
51	To Promotional Expenses	-			
52	To Membership Fee	-			
53	To Subscription	-			
54	To Others:	-			
55	To Depreciation	-			
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	89,40,529.00			
60	Transfer to Capital Fund Account				
	Total	89,40,529.00		Total	89,40,529

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

[Signature]
Secretary

[Signature]
Member

S. K. Sarantou
Member

[Signature]
Chairperson

For RAO and EMMAR
CHARTERED ACCOUNTANT
FRN: 0030915
[Signature]
CA NIKHIL AGARWAL
PARTNER
MNO: 304477
Dated: 30-10-2021
UDIN: 21304477AAAAGP1424

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

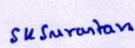
Balance Sheet as at 31st March 2020

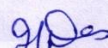
A/c Code	Liabilities	Current year as on 31.03.2020	A/c Code	Assets	Current year as on 31.03.2020
68	Funds		72	Fixed Assets	
68.1	Capital account		72.1	Gross Block at cost	
68.2	Add Excess of Income over Expenditure 89,40,529		72.2	Less Cumulative Depreciation	
68.3	Other Funds	89,40,529	72.3	Net Block	
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	
71.1	Current Liabilities	60,65,000	75.1	Advance Rent	
			76	Sundry Debtors	
			77	Cash and Bank balance	1,50,05,529
			78	Other Current Assets	
	Total	1,50,05,529		Total	1,50,05,529

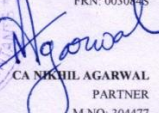
As compiled and audited from the books of accounts made available to us


Secretary


Member


Member


Chairperson

For RAO and EMMAR
CHARTERED ACCOUNTANT
FRN: 00308485

CA NIKHIL AGARWAL
PARTNER
M.NO: 304477
Dated: 30-10-2021
U/DIN: 21304477AAAAGP1424

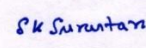
Form- '0'
Annual Statement of Accounts
REAL ESTATE REGULATORY AUTHORITY, ASSAM
Jawaharnagar, Khanapara, Guwahati-22
Receipt And Payment Account for the year ended 31.03.2021

A/c Code	Receipt	Current year as on 31.03.2021	Previous year as on 31.03.2020	A/c Code	Payment	Current year as on 31.03.2021	Previous year as on 31.03.2020
1	To Balance Brought down:			13	By Chairperson and Members:		
1.1	To Bank	1,50,05,529		13.1	By Pay and Allowances	84,81,555	
1.2	To Cash			13.2	By Other Benefits		
2	To Fee, Charges and Fines:			13.3	By Travelling expenses:		
2.1	To Fee	1,74,57,756		13.3.1	By Overseas		
2.2	To Charges			13.3.2	By Domestic		
2.3	To Fines			14	By Officers:		
2.4	To Others- Penalties from			14.1	By Pay and Allowances	12,53,120	
3	To Grants:			14.2	By Retirement Benefits		
3.1	To account with Government	1,84,18,000	89,35,000	14.3	By Other Benefits		
3.2	To on behalf of RERA Appellate Tribunal	-	60,65,000	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:		
7	To Income on Investments and Deposits:			15.1	By Pay and Allowances	8,24,600	
7.1	To Income on Investments			15.2	By Retirement Benefits		
7.2	To Income on Deposits	8,33,274	5,529	15.3	By Other Benefits		
8	To Loans:			15.4	By Travelling expenses:		
9	To Sale of Assets			16	By Hire of Conveyance	8,66,016	
10	To Sale of Investments			17	By Wages	1,35,393	
11	To Recovery from Pay Bills			18	By Overtime		
				19	By Honararium	92,276	
				20	By Other Office Expenses	2,16,095	
				21	By Expenditure on Research		
				22	By Consultation Expenses	6,490	
				23	By Seminars and Conferences		
				24	By Publications of Authority	19,373	
				25	By Rent and Taxes	2,91,412	
				26	By Interest on Loans		
				27	By Promotional Expenses		
				28	By Membership Fee	1,18,000	
				29	By Subscription		
				30	By Purchase of Fixed Assets	31,07,195	
				31	By Investments and Deposits:		
				32	By Security Deposit		
				33	By Loans and Advances to:		
				34	By Repayment of Loans		
				35	By Others		
					By RERA Appellate Tribunal	60,65,000	
					By Penalties from Promoter		
				36	By Balance Carried Down:		
				36.1	By Bank	3,02,38,035	1,50,05,529
				36.2	By Cash in Hand		
Total		5,17,14,559	1,50,05,529	Total		5,17,14,559	1,50,05,529

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


Secretary


Member


Member


Chairperson

For RAO and EMMAR
CHARTERED ACCOUNTANT
FRN: 008084S

CA NIKHIL AGARWAL
PARTNER
M.NO: 304477
Dated: 30-10-2021
UDIN: 21304477AAAAGQ6565



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

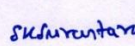
Income and Expenditure Account for the year ended 31.03.2020

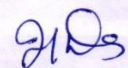
A/c Code	Expenditure	Current year as on 31.03.2021	Previous year as on 31.03.2020	A/c Code	Income	Current year as on 31.03.2021	Previous year as on 31.03.2020
37	To Chairpersons and Members			61	By Fee, Charges and Fines:		
37.1	To Pay and Allowances	84,81,555		61.1	By Fee	1,74,57,756	-
37.2	To Other Benefits	-		61.2	By Charges	-	-
37.3	To Travelling Expenses	-		61.3	By Fines	-	-
37.3.1	To Overseas	-		61.4	By Others	-	-
37.3.2	To Domestic	-		62	By Grants:		
38	To Officers			62.1	By Account with Government	1,84,18,000	89,35,000
38.1	To Pay and Allowances	12,53,120		62.2	By Others (RERA Appellate tribunal)	-	-
38.2	To Retirement Benefits	-		63	By Gifts	-	-
38.3	To Other Benefits	-		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	8,33,274	5,529
39.1	To Pay and Allowances	8,24,600		66.3	By Interest on Loan & Advances	-	-
39.2	To Retirement Benefits	-		67	By Miscellaneous Income	-	-
40	To Hire of Conveyance	8,66,016					
41	To Wages	1,35,393					
42	To Overtime	-					
43	To Honorarium	92,276					
44	To Other Office Expenses	2,16,095					
45	To Expenditure on Research	-					
46	To Consultation Expenses	6,490					
47	To Seminars and Conferences	-					
48	To Publications of RE RA	19,373					
49	To Rent and Taxes	2,91,412					
50	To Interest on Loans	-					
51	To Promotional Expenses	-					
52	To Membership Fee	1,18,000					
53	To Subscription	-					
54	To Others	-					
55	To Depreciation	2,98,621					
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	2,41,06,080	89,40,529				
60	Transfer to Capital Fund Account						
	Total	3,67,09,030	89,40,529		Total	3,67,09,030	89,40,529

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 NISHIL AGARWAL
PARTNER
M.NO: 304477
Dated: 30-10-2021
UDIN: 21304477AAAAGQ6565



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

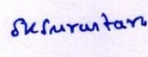
Balance Sheet as at 31st March 2021

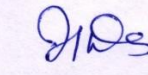
A/c Code	Liabilities	Current year as on 31.03.2021	Previous year as on 31.03.2020	A/c Code	Assets	Current year as on 31.03.2021	Previous year as on 31.03.2020
68	Funds			72	Fixed Assets		
68.1	Capital account 89,40,529			72.1	Gross Block at cost 31,07,195		
68.2	Add Excess of Income over Expenditure 2,41,06,080			72.2	Less Cumulative Depreciation 2,98,621		
68.3	Other Funds -	3,30,46,609	89,40,529	72.3	Net Block 28,08,574	28,08,574	
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		60,65,000	75	Loans and Advances		
				75.1	Advance Rent		
				76	Sundry Debtors		
				77	Cash and Bank balance	3,02,38,035	1,50,05,529
				78	Other Current Assets		
	Total	3,30,46,609	1,50,05,529		Total	3,30,46,609	1,50,05,529

As compiled 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: 30-10-2021
UDIN: 21304477AAAAGQ6565



Chapter-IV

Programmes of work for the coming year

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

Chapter-V

Recommendations

1. The Real Estate Regulatory Authority is functioning in a rented building. A proposal for construction of its own building was submitted to the Government. Proposal for allotment of land for office has been submitted to DC Kamrup (M). The Authority recommends that allotment of land for construction of its own building be made in a suitable place in Guwahati.
2. Proposal for creation of some additional posts for proper functioning of the Authority and its courts have been submitted to 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. Considering the small number of cases received for adjudication by the Adjudicating Officer, Government was moved for taking up with Hon'ble Gauhati High Court for posting of a serving Judicial Officer on part time basis who is or has been a District Judge under Section 71 of the Real Estate (Regulation and Development) Act,2016 for the initial period. A part time Adjudicating officer needs to be placed on priority basis.
4. The Authority requires vehicles. The functions mandated by the Act involve tours to districts and site visits. It is, therefore, recommended that at least four vehicles are sanctioned.
5. Under Section 75, a separate fund called the 'Real Estate Regulatory Fund " needs to be created.
6. Section 3 (2)(a) of the Real Estate (Regulation & Development) Act, 2016, states that the Registration of a real estate project is mandatory where the plot size is 500 Sq m (1 katha17.36 lechas) or, the number of apartments proposed for development exceeds eight inclusive of all phases. Clause 24(c)(i) of the Guwahati Building Construction (Regulation) Byelaws, 2014, lays down that a minimum plot size of 3 kathas (804 sqm) is required for construction of apartments. Moreover, in the case of mixed-use building with residential and commercial units a plot size has to be of at least 5kathas

(1340sqm) The differing provisions between the RE(R&D) Act ,2016 and Guwahati Building Construction (Regulations)2014 and the Assam Notified Urban Areas (otherthan Guwahati) Building Rules 2014 need to be reconciled.

7. With the enactment of the RE (R&D) Act,2016 , some important definitions need to be incorporated in the Building Byelaws. Among them, terms like the Real Estate Project, Promoter, Completion Certificate and Occupancy certificate, competent authority and allottee should be included in the building byelaws in conformity with the definitions of the Real Estate (Regulation and Development) Act, 2016.
8. Realistic time frame for completion of the projects need to be given and adhered to in the building permits 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.
9. Reports of water shortage in many apartments in Guwahati have come to notice. The provision for assured permanent supply water supply in the project needs to be addressed by competent authority and water availability be made a prerequisite at the time of issue of building permit by the GMC and the other concerned Authorities.
10. Some promoters have not registered their projects with the RERA. It is recommended that a clause should be included in the NOC for building Construction issued by the concerned authorities, i.e., GMDA, Development Authorities, Municipal Board, Panchayats to the effect that it is mandatory for promoters to register eligible projects coming up in any planning area or beyond the planning area, if the Authority so decides in the interest of allottees under Section 3(1) of the Act with Real Estate Regulatory Authority, Assam before commencing any, advertisement , booking or selling. It should also be made mandatory for promoters to produce RERA Registration certificate before issuing Completion certificate/Occupancy Certificate by the GMC and other Municipal bodies. This condition also needs to be incorporated in the Building Byelaws for Guwahati and other local bodies to ensure better compliance with the provisions of the RE(R&D) Act, 2016.
