

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

Email: info@reraassam.org.in

Form "C"

[See Rule 6(1)]



No.RERA/ASSAM/REG/2020/45/905/2313

Date: 19th February, 2022

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act-2016 to the following project under project registration number: **RERAA KM 275 of 2021-2022.**

Name of the project and Location: "**Paradise Apartments Phase I**" to be set up at Vill. Clearance Garden, Mouza: Ulubari, Wd No: 22, Guwahati, Dist. Kamrup(M), Assam.

Dag No: 1,3 and 4 and Patta No. 1

No. of Floors: Block 1= B+G+4, Block 2= B+G+4, Block 3 = B+G+4, Block 4= B+G+4, Block 5= B+G+4, Block 6= G+4, Block 7= G+4, Block 8=G+4.

Propose use: Residential.

Name of the Promoter: **Shristi Infrastructure Development Corporation Limited, Registered Office: Plot No. X-1, 2 &3, Block –EP, sector-V, Saltlake City, Kolkata-700091, Corporate Office: D2, 5th Floor, Southern Park Saket, New Delhi-110017.**

1. This registration is granted subject to the following conditions, namely: -
 - (i) The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A'.
 - (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, or the common areas as per section 17.
 - (iii) The Promoter shall deposit seventy percent of the amounts realized by the Promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4.
 - (iv) The registration shall valid for period commencing from **07/02/2022** and ending on **31/12/2025** unless renewed by Real Estate Regulatory Authority in accordance with Section 6 read with Rule 7 of the Act.
 - (v) The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - (vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.
2. If the above mentioned conditions are not fulfilled by the Promoter, the Regulatory Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

N.B.

1. Both Promoter and Land Owners shall be jointly liable for the functions and responsibilities specified under the Act or Rules and regulations made there under.
2. Promoter has to register on the website of Real Estate Regulatory Authority, Assam i.e., <https://rera.assam.gov.in/> by creating their own User ID and Password and upload the relevant documents required and Quarterly Progress report as per Section11(1) of the Real Estate (R&D) Act 2016 & Rule 16(d) within 15 days.

Date: 19th February, 2022

Place: Guwahati

Sd/-
Secretary

Real Estate Regulatory Authority, Assam

Memo No. RERA/ASSAM/REG/2020/45/905/2313-A

Date: 19th February, 2022

Copy to:

1. P.S to Chairperson, Real Estate Regulatory Authority, Assam for kind information.
2. Members, Real Estate Regulatory Authority, Assam for kind information.
3. P.S to the Principal Secretary to the Government of Assam, Housing and Urban Affairs Department, Dispur, Guwahati-6 for kind information.

4. The Commissioner, Guwahati Municipal Corporation, Panbazar, Guwahati Assam.
(NOC Ref. No. GMC/W22/0489/20062019 dtd. 05/11/2020).
5. The Chief Executive Officer, Guwahati Metropolitan Development Authority, Bhangagarh, Guwahati- 781005, Assam.
(Planning Permit Ref. No. GMDA/PP/0488/17062019/19 dtd. 17/06/2019).
6. ✓ The Branch Manager, Union Bank of India, CAMAC Street Branch, Kolkata-16.
7. Shristi Infrastructure Development Corporation Limited, Registered Office: Plot No. X-1, 2 &3, Block –EP, sector-V, Saltlake City, Kolkata-700091, Corporate Office: D2, 5th Floor, Southern Park Saket, New Delhi-110017.
8. Manas Products (Protein) Private Ltd. Ganesh Bhavan, Rajgarh Road, Guwahati-781007, Assam.
9. Shristi Riverin Limited, No 69, Haripriya Abash, Second Floor, Lamb Road, Ambari, Guwahati-781001.
10. Eden Riverscape Private Ltd. No 69, Haripriya Abash, Second Floor, Lamb Road, Ambari, Guwahati-781001.
11. Ananya Realtors Pvt. Ltd. No 69, Haripriya Abash, Second Floor, Lamb Road, Ambari, Guwahati-781001.
12. Office guard files.



Secretary

Real Estate Regulatory Authority, Assam

