

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

Email: info@reraassam.org.in

Form "C"

[See Rule 6(1)]



No. RERA/ASM/265/2022/SUPD/306

Date: 4th November 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 65 of 2022-2023**.

Name of the project and Location: **"DOWN HILL VILLA"** to be set up at Shristinagar, Choonsali Road, Noonmati, Ward No. 52, Vill. Clearance Garden, Mouza Ulubari, Dist. Kamrup(M), Assam-784001.

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

No. of Floors: **Lower Ground Floor + Ground Floor+ Upper Ground Floor**

Propose use: **Residential**

Name of the Promoter: **Shristi Infrastructure Development Corporation Limited, Plot No. X-1,2,3 Block-EP, Sector-V, Salt Lake City, Kolkata-700091.**

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 **20/08/2022** 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.

Date: 4th November 2022
 Place: Guwahati


 Secretary
 Real Estate Regulatory Authority, Assam

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 Commissioner & 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
(Building Construction NOC Ref. No. GMC/W22/0155/19062021 dtd. 06/10/2021).
5. The Chief Executive Officer, Guwahati Metropolitan Development Authority, Bhangagarh, Guwahati- 781005, Assam
(Planning Permit Ref. No. GMDA/PP/0153/17062021/18 dtd. 17/06/2021).
6. The Branch Manager, Union Bank, Large Corporate Branch, 1st Floor, 1/1 Camac Street, Kolkata-700016.
7. Shristi Infrastructure Development Corporation Limited, Plot No. X-1,2,3 Block-EP, Sector-V, Salt Lake City, Kolkata-700091 for information and necessary action. The promoter is also to note the followings–
 - i. **Both Promoter and Land Owners shall be liable for the functions and responsibilities specified under the Act or Rules and regulations made there under.**
 - ii. **Promoter shall submit Quarterly Progress report as per Section11 (1) of the Real Estate (R&D) Act 2016 & Rule 16(1) (d) of Assam Real Estate (Regulation & Development) Rules 2017.**

8. ~~Manas~~ Products (Protein) Private Limited, Ganesh Bhavan, Rajgarh Road, Guwahati, Dist. Kamrup(M), Assam-781007.
9. Shristi Riverine Limited, H.No. 69, Haripriya Abash, Second Floor, Lamb Road, Ambari, Guwahati-781001, Kamrup(M), Assam.
10. Eden Riverscape Private Limited, H.No. 69, Haripriya Abash, Second Floor, Lamb Road, Ambari, Guwahati-781001, Kamrup(M), Assam.
11. Anannya Realtors Private Limited, H.No. 69, Haripriya Abash, Second Floor, Lamb Road, Ambari, Guwahati-781001, Kamrup(M), Assam.

Both Promoter and Land Owners shall be liable for the functions and responsibilities specified under the Act or Rules and regulations made there under

12. Office guard files



Secretary

Real Estate Regulatory Authority, Assam

