

REAL ESTATE REGULATORY AUTHORITY, ASSAM**Jawahar Nagar, Khanapara, Guwahati-22****Email: info@reraassam.org.in****Form "C"****[See Rule 6 (1)]**

No. RERA/ASM/471/2022/SUPD/356

Date: 18/11/2024

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 110 of 2024-2025.**

Name of the project and Location: **"DIVINE TOWER"** to be setup at, Adjacent to Santi Path, bye lane No.: 25, Radha Nagar path, Borbari, Vill: Hengrabari, Wd No: 44, Mouza: Beltola, Guwahati, Dist.: Kamrup(M), Assam.

Dag No.: 3982

Patta No.: 221

No. of Floors: Ground Floor+ 8

Propose use: Residential.

Name of the Promoter: Ganpati Builders, Himalaya Lodge, GK complex, Panjabari Road, P.O. Khanapara, P.S. Dispur, Guwahati-22, Kamrup Metro, Assam.

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 maybe, 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(I) of sub-section (2) of section 4.
- (iv) The registration shall valid for period commencing from **18/11/2024** and ending on **24/03/2030** 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: 18/11/2024

Place: Guwahati


Secretary
Real Estate Regulatory Authority, Assam


Date: 18/11/2024

Memo No. RERA/ASM/471/2022/SUPD/356

Copy to:

1. P.S to the Commissioner & Secretary to the Government of Assam, Housing and Urban Affairs Department, Dispur,
Guwahati-6 for kind information.
2. The Commissioner, Guwahati Municipal Corporation, Guwahati, Assam.
(Building Construction NOC Ref.No. GMC/W31/0423/26112021 dtd. 21/03/2023.)
3. The Chief Executive Officer, Guwahati Municipal Development Authority, Bhangagarh, Guwahati, Assam.
(GMDA Planning Permit No. HE/0231/21-22 dtd. 26/11/2021)
4. The Branch Manager, State Bank of India, Khanapara Branch, Dist- Ri-Bhoi, Meghalaya.
5. Ganpati Builders, Himalaya Lodge, GK complex, Panjabari Road, P.O. Khanapara, P.S. Dispur, Guwahati-22, Kamrup
Metro, Assam, for information and necessary action. The promoter is also to note the followings—
 - I. Both Promoter and Land Owner shall be liable for the functions and responsibilities specified under the
Actor Rules and regulations made there under.
 - II. Promoter shall submit the Quarterly Progress report as per Section11 (1) of the Real Estate (R&D) Act,
2016 & Rule16(1)(d) of Assam Real Estate (Regulation Development) Rules 2017.
6. Mr. Rakib Ahmed, S/o Late Rounak Ali, House no. 8, Niribili
Path, RKJPA Path, Sixmile, Guwahati, Assam.
7. Office guard files.

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


Secretary
Real Estate Regulatory Authority, Assam