



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

নং ৯৩ দিশপুৰ, বুধবাৰ, ৯ ফেব্ৰুৱাৰী, ২০২২, ২০ মাঘ ১৯৪৩ (শক)

No. 93 Dispur, Wednesday, 9th February, 2022, 20th Magha, 1943 (S. E.)

GOVERNMENT OF ASSAM

REAL ESTATE REGULATORY AUTHORITY, ASSAM

NOTIFICATION

The 28th January, 2022

No. RERA/ASSAM/20/ACT/01.- In exercise of the powers conferred under Section-85 of the Real Estate (Regulation and Development) Act, 2016 and all others powers enabling it in that behalf, the Real Estate Regulatory Authority, Assam hereby makes the following regulations:

Short Title, Object, Commencement and Extent:

1. (a) These Regulations may be called The “Assam Real Estate Regulatory Authority (Registration of Projects) Regulations, 2021”.
- (b) These Regulations seek to establish procedures for filing of applications for registration of real estate projects, and for processing applications and all matters connected therewith or incidental thereto;
- (c) These Regulations will come into force on the date of their publication in the Official Gazette;
- (d) These Regulations shall apply to all the matters and the projects falling within the State of Assam;

Definitions

2. (a) Unless the context otherwise requires in these regulations: -

(i) “Act” means the Real Estate (Regulations and Development) Act, 2016 as amended from time to time;

(ii) “Advertisement” shall have the same meaning as is assigned to it under sub-section (b) of Section-2 of the Act;

(iii) “Apartment” shall have the same meaning as is assigned to it under sub-section (e) of Section-2 of the RERA Act, 2016;

(iv) “Authority” means the Real Estate Regulatory Authority, Assam;

(v) “Carpet area” shall have the same meaning as is assigned to it under sub-section (k) of Section-2 of the Act;

(vi) “Common areas” shall have the same meaning as has been assigned to it in sub-section (n) of Section-2 of the Act.

(vii) “Consultant” includes any person or organization not in the employment of the Authority who may be appointed or engaged to assist the Authority under the Act, or the Rules, or the Regulations; as per provision of Rule 22(2) of Assam Real Estate (Regulation & Development) Rules, 2017.

(viii) “Plot” means a parcel of land carved out of a larger piece of land as a part of a real estate project which is intended to be used for residential, or commercial use such as residence, office, shop, show-room, or godown or for carrying out any business, occupation, profession or trade or for any other type of use ancillary to these purposes;

(ix) “Price” means the total price of an apartment or a plot inclusive of price of land; construction of apartment/ building; development of internal development works as approved in the service plan estimates; development of common areas; development of external development works; all kinds of

taxes; levying of statutory fees; or any other charge payable to the State, Local Authority or any other authority or organization concerned in any manner with development of the project. It shall also include cost of development of electrical infrastructure including electrical wiring; electrical appliances connected to the apartments; lifts, provisions for water supply, plumbing, the cost of finishing of the apartment (including flooring, tiling, fixation of doors, windows, fire fighting system and all other facilities and amenities) as approved by the Competent Authority;

(x) "Proceedings" means and includes proceedings of all nature that the Authority may conduct in the discharge of its functions under the Act, or the Rules, or the Regulations;

(xi) "Promoter" shall have the same meaning as is assigned to it under Sub-section (zk) of Section-2 of the Act;

(xii) "Regulations" means the Real Estate Regulatory Authority, Assam (Registration of Projects), Regulations, 2021 as amended from time to time;

(xiii) "Rules" means the Assam Real Estate (Regulation and Development) Rules, 2017 as amended from time to time;

(xiv) The words or expressions occurring in these Regulations and not defined herein but defined in the Act or the Rules shall bear the same meaning as assigned to them in the Act and the Rules;

Sale price of apartment/ plot and funding of the project:

3. (a) Price of an apartment in a real estate project shall be charged by the promoter from the apartment buyers enumerated in the Agreement for sale (Annexure A to Rules) only on basis of the carpet area of the apartment alongwith breakup of other amounts as mentioned in clause 1.2 of the said Agreement for sale.

(b) Price of the plot in any real estate project shall be charged by the promoter from the plot buyers only on the basis of per square meter/feet of net usable area of the plot and also other areas like garage/closed parking etc.

(c) The promoter shall be responsible for all obligations, responsibilities and functions provided under the provisions of the Act or the Rules or the Regulations. He shall also be accountable to the allottees as per provisions of the agreement for sale to be executed/ has been executed between promoters and buyers of the apartment/plot, and to the Association of allottees as the case may be and the registration of conveyance deeds of all the apartments or plots of the project to the allottees; or the common areas to the Association of allottees or to the competent authority, as the case maybe. However, the liabilities provided under the Act and Rules and Sale Agreement shall be binding on the Promoter.

(d) The promoter shall pay all outgoing charges until he transfers physical possession of the real estate project to the allottees or the Association of allottees as the case may be. The 'outgoings' includes the land cost, ground rent, municipal or other local taxes, charges for supply of water or electricity; maintenance charges; including mortgage loans and interest on mortgages, or encumbrances, liabilities payable to competent authorities, banks and financial institutions related to the project.

4. The promoter shall be responsible for providing and maintaining essential services and common facilities on reasonable charges till taking over of the maintenance of the project by the Association of allottees.

5. Advance payment/ Application fee of more than 10% shall not be charged or accepted without entering written agreement for sale.

6. The promoter shall file a statement before the Authority, and also host on the website, about funding of the project along with projected cash flow. Responsibility for lesser cash flow on account of non-booking of the apartments or plots or for any other reason shall be that of the promoter. Promoter will be liable for delay in completion or escalation of cost on account of problems of funding of the project.

7. The promoter shall maintain his books of accounts and other records in a transparent manner or in such manner as directed by the Authority from time to time.

Schedule of completion of the project:

8. The promoter in his application for registration of the project shall provide:

- (a) Scheduled date of commencement of construction of the project.
- (b) Scheduled date of completion of the project.
- (c) Milestones of construction proposed to be achieved in each quarter from the scheduled date of commencement up to the scheduled date of completion of the project, separately in respect of infrastructure, apartments and other amenities.

9. The scheduled date of completion of the project shall not be extended or altered for the reason of non-receipt of any statutory approval. The responsibility for obtaining all approvals shall be that of the promoter and the apartment buyers shall not be asked to bear any liability for the same either on account of delay in the completion of the project or escalation of cost of the construction.

Advertisement and website:

10. No advertisement shall be issued in any manner including by way of issuance of brochures, pamphlets, word of mouth, or in any other manner, for

booking of the apartments or plots or building in any real estate project without getting the project registered with the Authority.

11. The advertisement, pamphlets, brochures or any other literature published for inviting buyers for purchase of apartments/ plot, shall be truthful and based on facts as have been revealed to the Authority, and there shall be no exaggeration or misrepresentation which may lead to creation of any incorrect or false impression in the mind of the buyers about nature of the project and property. The liability for any such incorrect or false statement shall be exclusively that of the promoter.

12. Each advertisement of the project, shall prominently show its registration number and website address where details of the project could be accessed, as per regulations or as directed by the Authority.

13. A copy of the prospectus or brochure or any pamphlet vide which an information relating to the project is sought to be conveyed to the allottees of the apartment or prospective buyers of the apartments, shall be submitted to the Authority as soon as possible but not later than 15 days of its publication.

14. The Authority shall create its website as prescribed in the Act. In the website, the Authority shall provide details of each registered real estate project. Till such time as the website of the Authority becomes operational, the promoter(s) of the real estate project shall create their own website containing, inter alia, following information:

- i. Name, address, phone number, photograph, email id, mobile no. of the promoters, in the case of individuals; or the name of partners, directors, associates etc. in case the promoter is other than an individual.

-
- ii. Information relating to the real estate projects developed by the promoter in past five years, as submitted to the Authority.
 - iii. Location, and geographical map of the site of the project. Landmarks near the site should also be given.
 - iv. Copy of the registration certificate granted by the Authority.
 - v. List of conditions prescribed by the Authority in the registration certificate.
 - vi. Specifications of the project including:
 - a) Size of the land of the project.
 - b) Number and types of the apartments/ plots proposed to be constructed in whole of the project. If the project is proposed to be constructed in phases, the number of apartment/ plots to be constructed in each phase.
 - c) Comprehensive list of the infrastructural facilities and amenities to be provided as a part of the project which shall be passed on to the Resident Welfare Associations after completion of the project.
 - vii. Copy of the sanctioned layout plans/ Planning permit/ Building permit/ Construction permit duly approved by appropriate Local Authority i.e., GMDA/ GMC/ DDA/ Zila Parishads/ Gaon Panchayat as the case may be while seeking NOC/PERMIT for the project and to the Authority for getting the project registered.
 - viii. Facilities to be provided by the promoter on the additional land/ area/ space, if any, which is not included in the total cost of the project, which the promoter will retain and operate on commercial basis.

- ix. Detailed specifications and quality of construction of the various infrastructural facilities and amenities as per provision and approval of the service plan estimates by the competent Authority.
- x. Detailed specifications and quality of construction of apartments.
- xi. The proforma of the allotment letter.
- xii. Proforma of the agreement for sale of apartment/plot & Proforma of Conveyance deed/sale deed proposed to be signed with allottees
- xiii. Details of the bank account in which 70% of the receipts from the apartment allottees will be kept under Section 4(2)(l)(d) of the RER&D Act.
- xiv. Quarterly schedule of construction of infrastructure facilities.
- xv. Quarterly schedule of construction of the apartments.
- xvi. List of approvals already received from the State or Local Authorities.
- xvii. List of approvals which are yet to be received/obtained.
- xviii. The name, address, phone number and email Id of the registered real estate agents, if any, through whom booking for the projects shall be done.
- xix. Quarterly updated list of the number and types of apartments/ plots or garages booked.
- xx. Details of ongoing litigation relating to the project and to the real estate projects developed in last five years or being developed by the promoter in the state of Assam or outside the state.
- xxi. Particulars of the Consultants, Contractors, Architects, Structural Engineers, Chartered Accountant or other persons involved in the development of the project.
- xxii. Quarterly progress of various components of the project.

15. Information on the website will be updated at least once in a quarter, including the number of apartments/ plots booked. If any event occurs which is likely to favorably or unfavorably affect the interest of the apartment buyers, it should be uploaded immediately on the website.

16. FORM 'A' prescribed in the Rules has been elaborated to make it consistent with the provisions of the Act. Till website of the Authority becomes operational, applications for registration of projects shall be filed in Form FORM'A' PART-1 to PART-8, annexed with these Regulations. A copy of application in prescribed format shall be submitted on paper along with soft copy.

17. All parts of the FORM'A' from Part- '1' to Part- '8' must be filled in legibly and no part should be left unfilled. All documents required as annexures must be annexed. The applications that are not accompanied by supporting documents shall be considered incomplete. Only the applications completed in all respects shall be taken up for consideration by the Authority.

18. All pages of the application including annexures should be serially numbered and an index should be provided as covering page of the application.

19. Along with the application, the promoter/ applicant shall furnish a declaration in the form of Affidavit in FORM'B'.

20. If an application is found to be complete and in order, the Authority shall grant a Registration Certificate in FORM'C' after incorporating further information and terms & conditions as deemed appropriate.

21. All other direction by the Authority shall be issued under Section 37 of the Act. Authority may Inter-alia issue the following directions which are not exhaustive:

- i. Relevant facts contained in the application received for registration of the real estate project.
- ii. Time frame for uploading relevant facts on the website of the Authority, or on the website of the applicant promoter till website of the Authority becomes operational.
- iii. Information furnished by the promoter regarding funding the project, especially the anticipated cash flow for completion of the infrastructure, amenities and apartments within the given time schedule.
- iv. Status regarding various approvals required for the project.
- v. Status of pending litigation against the project or against land of the project, as provided by the applicant which in any manner may hamper its progress during the period of its construction.
- vi. Information relating to specifications of the infrastructure, amenities and apartments etc. so as to inform apartment/ plot buyers about details of the project.
- vii. Any other information that the Authority may so direct.

Agreement and Letter of Allotment:

22. Along with the application form, the promoter shall furnish a copy of the draft allotment letter to be issued to the buyers. The conditions listed in the allotment letter shall be consistent with the information and averments made in the applications filed before the Authority for registration of the project.

23. Before receipt of any amount which is more than 10% of the price of the apartment/ plot, an agreement shall be made in accordance with Section 13 of the Act read with Rule 9 of the Assam Real Estate (Regulation and Development) Rules 2017. No provision, inconsistent with the provisions of the Act, or the Rules, or the Regulations, shall be incorporated in the agreement.

Fee:

24. The promoter shall pay a registration fee under sub- rule 3 of rule 3 at the time of application for registration by way of a demand draft or a banker's cheque drawn on any scheduled bank or through online payment mode, as the case may be, for a sum calculated at the rate of

- (a) **In case of group housing project-** five rupees per square meter for projects where the area of land proposed to be developed does not exceed one thousand square meters or rupees ten per square meter for projects where the area of land proposed to be developed exceeds one thousand square meters, but shall not be more than five lakh rupees;
- (b) **In case of mixed development (residential and commercial) project-** ten rupees per square meter for projects where the area of land proposed to be developed does not exceed one thousand square meters or fifteen rupees per square meter for projects where the area of land proposed to be developed exceeds one thousand square meters but shall not be more than seven lakh rupees.
- (c) **In case of commercial projects:** twenty rupees per square meter (sqm.) for projects where the area of land proposed to be developed does not exceed one thousand square meters, or twenty five rupees per square meter for projects where the area of land proposed to be developed exceeds one thousand square meters, but shall not be more than ten lakh rupees;
- (d) **In case of plotted development projects-** five rupees per square meter but shall not be more than two lakh rupees.

25. **Extension of registration of the project-** The application for extension of registration shall be accompanied with demand draft or a banker's cheque drawn on any scheduled bank or through online payment mode, as the case may be, for an amount equivalent to half the registration fee as prescribed sub- rule 3

of Rule 3 of the Rules along with an explanatory note setting out the reasons for delay in completion of the project and need for extension of registration for the project , along with documents supporting such reasons as provided under sub-rule 2 of rule 7 of the Rules;

Provided that where extension of registration is sought due to *force majeure* the regulatory authority may at its discretion waive fee for extension of registration.

26. Registration fee for real estate agent- The real estate agent shall pay a registration fee at the time of application for registration by way of a demand draft or a banker's cheque drawn on any scheduled bank or through online payment mode, as the case may be ,for a sum of rupees ten thousand in case of the applicant being an individual; or rupees fifty thousand in case of the applicant being anyone other than an individual as provided under sub-rule 2 of rule 10 of the Rules.

27. Renewal fee for real estate agent- The application for renewal of registration shall be accompanied with demand draft or a banker's cheque drawn on any scheduled bank or through online payment mode, as the case may be, for a sum of rupees five thousand in case of the applicant being an individual; or rupees fifty thousand in case of the applicant being anyone other than an individual as provided under sub-rule 2 of rule 12 of the Rules.

28. In case the promoter applies for registration of extended floor area due to change in FAR and as allowed by the competent Authorities, then the extension shall be treated as a new phase to be named accordingly and the same fees shall become applicable as in registration in first instance as provided in Rule 3(3).

29. In case of projects where registration has not been issued and fresh proposal with additional FAR has been received, then the case shall be treated as one project.
30. The Real Estate Agent shall submit Affidavit-cum -Declaration, duly notarized, in Form-X appended to the regulations and annual report providing accounts of sale with particulars of project name, location, cost etc. by the real estate agent as may be prescribed.

General:

31. The Authority may adopt any procedure it deems appropriate for processing the applications for granting registration; and adopt any means necessary to ascertain truthfulness of the averments made in the application.
32. The Authority may hire or engage consultants, advocates, legal consultants, chartered accountant, engineers or any other expert, agencies or persons on the terms it considers appropriate to assist it in discharge of its functions under the Act, or the Rules or the Regulations.
33. The Authority may adopt any means it considers appropriate to ensure compliance of the Act, Rules, and Regulations

T. Y. DAS,
Chairperson,
Real Estate Regulatory Authority, Assam.

Forwarding letter and Index

From,

.....

.....

.....

To,

The Real Estate Regulatory Authority, Assam

Subject: Application for registration of real estate project.

Sir,

Enclosed is an application for registration of real estate project named,.....

.....,

Located at.....Village/ Town

.....District PIN.....

All parts FORM "A" -1 to FORM "A"-8 duly filed up, along with annexure are submitted herewith for consideration of the Authority. Index of all the documents is as follows:

| Sl. No. | Forms | | Folders | |
|------------|---------------------|-------|---------|-------|
| | Form No. | Pages | Number | Pages |
| 1 | FORM'A'-Part-1 | | A | |
| 2 | FORM'A'-Part - 2 | | B | |
| 3 | FORM'A'-Part - 3 | | C | |
| 4 | FORM'A'-Part - 4 | | D | |
| 5 | FORM'A'-Part - 5 | | E | |
| 6 | FORM'A'-Part - 6 | | F | |
| 7 | FORM'A'-Part - 7 | | G | |
| 8 | FORM'A'-Part - 8 | | H | |

Dated:

Signature of the applicant

Name (In Block Letters):

.....

Mobile No:

WhatsApp No:

Email ID:

Contact Address:

.....

.....

FORM "A"**[See Rule 3(2)]****PART-1****In case the applicant is a Firm:**

1. Name of the Firm:
.....
2. Address of the firm for correspondence:
.....
(Annex a copy in Folder A)

Phone (Landline):

Phone (Mobile):

WhatsApp No.

Email ID:
3. Registration number/ details of the firm.....
(Attach a copy in folder A)
4. PAN of the firm
(Attach an Authenticated copy in folder A)
5. Names and addresses of the Partners:

Continue..

Partner 1:

Space

For

Photograph

Name:

Residential Address:

.....

Bylane.....

Landmark.....

(Annex an Authenticated copy
of proof in folder A)

Phone (Land Line):

Phone (Mobile):

WhatsApp No.....

Email ID:

Aadhaar No:

(Annex an Authenticated copy in
folder A)

PAN No. :

(Annex a copy in folder A)

Partner 2:

Space

For

Photograph

Name:

Residential Address:

Bylane.....

Landmark.....

(Annex an Authenticated copy of proof
in folder A)

Phone (Land Line):

Phone (Mobile):

PIN No:.....

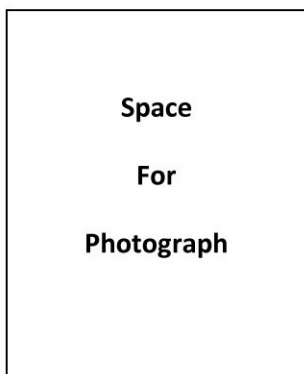
WhatsApp No.....

Email ID:

Aadhaar No:

(Annex an Authenticated copy in
folder A)

PAN No. :

(Annex an Authenticated copy in
folder A)Partner 3:

Name:

Residential Address:

.....

Bylane.....

Landmark.....

(Annex an Authenticated copy
of proof in folder A)

Phone (Land Line):

Phone (Mobile):

WhatsApp No.....

Email ID:

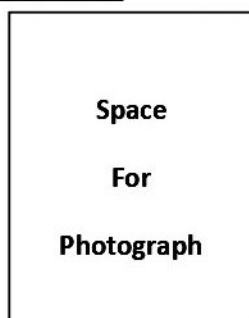
Aadhaar No:

PIN No

(Annex an Authenticated copy in
folder A)

PAN No. :

(Annex a copy in folder A)

Partner 4:

Name:

Residential Address:

.....

Bylane.....

Landmark.....

WhatsApp No.....

(Annex an Authenticated copy of proof in folder A)

Phone (Land Line):

Phone (Mobile):

Email ID:

Aadhaar No:

PIN No

(Annex an Authenticated copy in folder A)

PAN No. :

(Annex an Authenticated copy in folder A)

6. Person/ Partner who is authorized to undertake all correspondence with Authority and home buyers (Authorisation by the Firm to be enclosed):

Name:

Residential Address with Landmark and Bylane:

.....

PIN No

(Annex an Authenticated copy of proof in folder A)

Phone (Land Line):

Phone (Mobile):

WhatsApp No.....

Email ID:

Aadhaar No:

(Annex an Authenticated copy in folder A)

PAN No. :

(Annex an Authenticated copy in folder A)

7. I hereby declare that the above information and particulars are based on record and true to the best of my knowledge and belief and nothing has been concealed.

Signature of the applicant

Name (In Block Letters):

.....

Seal:

Dated:

Form "A"**[See Rule 3(2)]****Part- 1****In case the applicant is a Company:**

1. Name and registered address of the company
 with Landmark and Bylane
 (Annex copy of the registration certificate
 in folder A)

PIN No.....

- Phone (Landline)
- Phone (Mobile)
- WhatsApp No
- Email Id
- Website
- PAN no.
 (Annex an Authenticated copy in folder A)
- CIN no.
 (Annex an Authenticated copy in folder A)

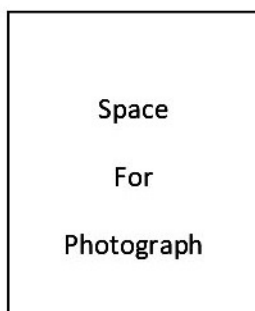
2. Chairman of the company:

| |
|------------------------------------|
| Space For Photograph |
|------------------------------------|

- Name
- Phone (Landline)
- Phone (Mobile)
- WhatsApp No
- Residential address with Land mark and
 Bylane.....

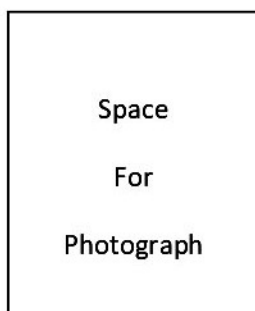
- Email Id
- PAN no.
(Annex an Authenticated copy in folder A)
- DIN no.
(Annex an Authenticated copy in folder A)

3. Managing Director:



- Name
- Phone (Landline)
- Phone (Mobile)
- WhatsApp No
- Residential address with landmark and bylane
.....PIN No.....
- Email Id
- PAN no.
(Annex an Authenticated copy in folder A)
- DIN no.
(Annex an Authenticated copy in folder A)

4. Authorized representative for correspondence with the Authority :



- Name
- Phone (Landline)
- Phone (Mobile)
- WhatsApp No
- Residential address with Landmark and
bylane..... PIN No.....
- Email Id
- PAN no.
(Annex an Authenticated copy in folder A)
- DIN no.
(Annex an Authenticated copy in folder A)

5. Director 1 :

Space
For
Photograph

- Name
- Phone (Landline)
- Phone (Mobile)
- WhatsApp No
- Residential address with Landmark and bylane
.....PIN No.....
- Email Id
- PAN no.
(Annex an Authenticated copy in folder A)
- DIN no.
(Annex an Authenticated copy in folder A)

6. Director 2 :

Space
For
Photograph

- Name
- Phone (Landline)
- Phone (Mobile)
- WhatsApp No
- Residential address with landmark and
bylane.....PIN No.....
- Email Id
- PAN no.
(Annex an Authenticated copy in folder A)
- DIN no.
(Annex an Authenticated copy in folder A)

7. Director 3 :

Space
For
Photograph

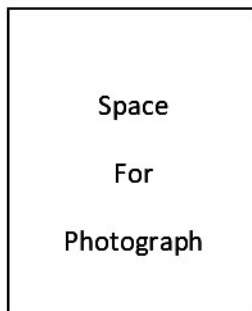
- Name
- Phone (Landline)
- Phone (Mobile)
- WhatsApp No
- Residential address with landmark and
bylane.....PIN No.....
- Email Id
- PAN no.

(Annex a copy in folder A)

- DIN no.

(Annex an Authenticated copy in folder A)

8. Director 4:



- Name
- Phone (Landline)
- Phone (Mobile)
- WhatsApp No
- Residential address with landmark and bylane.....PIN No.....
- Email Id
- PAN no.

(Annex an Authenticated copy in folder A)

- DIN no.

(Annex an Authenticated copy in folder A)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the applicant

Name (In Block Letters).....

Seal:

Dated:

Form "A"**[See Rule 3(2)]****Part- 1****In case the applicant is a registered Society or a Trust or an Authority:**

1. Name and address of the Society/ Trust/ Authority
(Annex copy of the registration certificate in folder A):
.....
.....

Phone (Land Line):

Phone (Mobile):

WhatsApp No.

Email ID:

Aadhaar No:

(Annex an Authenticated copy in folder A)

PAN No.:

(Annex an Authenticated copy in folder A)
2. Name of the law under which the Society/ Trust/ Authority was created:
.....
.....
(Annex an Authenticated copy of registration certificate in folder A)
3. Chairman/ Head of the Society/ Trust:

Space

For

Photograph

Name:

Residential Address with landmark and

bylane:

.....PIN No.....

(Annex an authenticated copy of proof
in folder A)

Phone (Land Line):

Phone (Mobile):

WhatsApp No.....

Email ID:

Aadhaar No:

(Annex an authenticated copy in folder
A)

PAN No.:

(Annex an authenticated copy in folder
A)

4. Secretary/ Chief Executive Officer of the Society/Trust:

Space

For

Photograph

Name:

Residential Address with landmark and

bylane:PIN No.....

(Annex an authenticated copy of proof i
n folder A)

Phone (Land Line):

Phone (Mobile):

WhatsApp No.....

Email ID:

Aadhaar No:

Annex an authenticated copy in folder-A)

PAN No.:

(Annex an authenticated copy in folder-A)

5. Annex a copy of Memorandum and Articles of Association etc. in folder A.
6. Attach list of all the Members/ Trustees in folder A.

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the applicant

Name (In Block Letters):

.....

Seal:.....

Dated:

Form "A"
[See Rule 3(2)]

Part- 1

In case the applicant is an Individual:

| |
|------------|
| Photograph |
| Of |
| The |
| applicant |

1. Name:
2. Father's Name:
3. Occupation
4. Business address for correspondence:

.....
(Annex an authenticated copy of proof in folder A)

Phone (Land Line):

Phone (Mobile):

WhatsApp No.....

Email ID:

Website:

5. Residential address with landmark and bylane for correspondence:

.....PIN No.....

(Annex an authenticated copy of proof in folder A)

Phone (Land Line):

Phone (Mobile):

I hereby declare that the above information and particulars are based on record and are true to the based of my knowledge and belief and nothing has been concealed.

Dated:

Signature of the applicant

Name (In Block Letters):

.....

Mobile No:

Email ID:

Form "A"**[See Rule 3(2)]****Part- 1****Location and address of the project:**

1. Name of the project:
2. Address of the site of the project:

(Annex an authenticated proof in folder A)

Tehsil: Village Mouza.....

District: Patta No..... PIN.....

Plot Size Area.....

3. Contact details of the site Office:

Phone (Landline):

Phone (Mobile):

Email ID:

WhatsApp No.....

4. Contact Office at the site Office:

Name:

Phone (Landline):

Phone (Mobile):

WhatsApp No.....

Email ID:

Form "A"**[See Rule 3(2)]****Part- 1****Fee Details:**

1. As per sub-rule (3) of Rule 3 of the Assam Real Estate (Regulation and Development) Rules, 2017, the fee for registration of the project as has been calculated as follows:

Total plot area to be developed in Acres/Sqmt.

.....

.....

.....

.....

2. The aforesaid fees amounting to Rs.has been transferred from the applicant's Account No MICR no.(Bank) bearing no. dated.....

Dated:

Signature of the applicant

Name (In Block Letters):

.....

Mobile No:

Email ID:

Form "A"**[See Rule 3(2)]****Part- 2****Information relating to the project land and licenses:**

1. Land area of the project (Acres/ Sqm.)
2. Total plot to be developed (Acres/ Sqm.)
3. Permissible FAR
4. FAR proposed to be utilized in the project
5. Total project area, the land area of the.....
Present project is a part thereof.
6. Planning Permit number granted by the.....
GMDA for the project.
7. NOC/ Building Permit granted by GMC/ Municipal Board/ Zila Parishad/ Development
Authority/ Panchayat.
(Annex copy in folder B).
8. Planning Permit valid up to
.....(Date)
(Annex copies of the entire license along with copies of all the renewal letters issued
from time to time in folder B)
9. NOC/Building Permit valid up to
.....(Date)

10. Is the applicant owner of the land

Yes

No

11. Is the applicant is the permit holder of the land
for which the registration is being sought.

Yes

No

If no, give names of the permit holder.

i.
ii.
iii.
..... (So on).....

12. If the answer to the above is 'No':

(a) In what legal capacity the applicant is
Applying for registration

(Annex authenticated copy of all the relevant documents

Including copy of Jamabandi, Non encumbrance certificate, collaboration
agreements and Power of Attorney etc. in folder B).

(b) If the applicant is applying by virtue of a

Collaboration agreement or Power of Attorney:

- Was the agreement/Power of
Attorney made before or after
grant of the permit (State facts in brief
or annex in folder B)

(c) Are agreements and Power of Attorney.....
registered with the Registrar.

(d) Provide a summary of various collaboration
Agreements highlighting important clauses
of the agreements. (Annex in folder B)

(e) Has ownership of the land changed after
grant of the permit.
(Annex details in folder B)

(f) Will applicant himself be marketing the
Project (Provide details in folder B)

(g) Real estate Agent Registration No.

I hereby declare that above information is correct and true and nothing has been concealed or misrepresented.

Dated:

Signature of the applicant

Name (In Block Letters):

.....

Seal:

Dated:

Form "A"**[See Rule 3(2)]****Part- 3****Project details:**

- 1) Estimated cost of the project:.....
(Annex a copy of the project report in folder c)
- i) Cost of the land (if included in the estimated cost).....
- ii) Estimated cost of construction of apartments.....
- iii) Estimated cost of infrastructure and other structures
- iv) Other Costs including EDC, Taxes, Levies etc.
- 2) The total land of the project measuringacres/ sq. mtrs. Will be utilized in following manners:

| Sl. No. | Land area under usage | Area of land (acres/ sq. mtrs.) |
|---------|----------------------------|---------------------------------|
| 1 | Plots to be sold | |
| 2 | Construction of apartments | |
| 3 | Roads | |
| 4 | Pavements | |
| 5 | Parks and playgrounds | |
| 6 | Green area | |
| 7 | Vehicle parkings | |
| 8 | Electricity sub-station | |
| 9 | Club house | |

| | | |
|----|---|--|
| 10 | Sewage and solid waste treatment facility | |
| 11 | Area to be left for transferring to The Government for community services | |
| 12 | Any other | |
| | Total | |

(Add/delete rows as per actual)

3) Approvals/ NOCs from various agencies for connecting external services.

| Facility | External/ connecting service to be provided by (Name the agency) | Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C) |
|----------------------|--|--|
| Roads | | |
| Water supply | | |
| Electricity | | |
| Sewage disposal | | |
| Storm water drainage | | |

- 4) Details of services and facilities which will be provided inside the project area as per service plan estimates and/ or the project report:

| Sl. No. | Name of the facility | Estimated cost (Within the project area only) | Remarks Yet to be prepared /Submitted to Competent Authority as per project report etc. (Annex relevant documents showing costing details etc. in folder C) |
|---------|------------------------------------|---|---|
| 1 | Internal roads and pavements | | |
| 2 | Water supplysystem | | |
| 3 | Storm waterdrainage | | |
| 4 | Electricity supplysystem | | |
| 5 | Sewage treatment & Garbagedisposal | | |
| 6 | Street lighting | | |
| 7 | Security and fire fighting | | |
| 8 | Play grounds and parks | | |
| 9 | Club house/ Community Centre | | |
| 10 | Shopping area | | |
| 11 | Renewable energy system | | |
| 12 | School | | |
| 13 | Hospital/ Dispensary | | |
| 14 | Any other | | |

(Add/delete as per actual)

- 5) a) Date of approval of latest layout plan granted by (Date)
 GMDA/ GMC/ Municipal Board/ Development
 Authority on the basis of which the project
 Will be executed.
- 6) Date of approval of Building Plans (Date)

Provide following information if the project applied for registration is an on-going project: -

- i. Details of the plots/apartments in the project:

| Sl. No. | Plot/ apartment type | Size of the plot/carpet area of the apartments | Total number of plots/apartments in the project | Plots/apartments booked/ sold up to the date of application | Yet to be sold/ booked | No. of towers to be/ being constructed for booked apartments |
|---------|----------------------|--|---|---|------------------------|--|
| 1 | Apartment Type 1* | | | | | |
| 2 | Apartment Type 2* | | | | | |
| 3 | Apartment Type 3* | | | | | |
| 4 | Plot Type 1* | | | | | |
| 5 | Plot Type 2* | | | | | |
| 6 | Plot Type 3* | | | | | |

(Add/ delete as per actual)

(* Change as per actual nomenclature)

ii. Apartments:

a. Status of construction activities in respect of sold/ booked apartments.

| Type | Number of apartments booked/ sold | Write or annex the stage of construction of the booked/ sold apartments in folder C |
|---------|-----------------------------------|---|
| Type 1* | | |
| Type 2* | | |
| Type 3* | | |

(* Change as per actual nomenclature)

b. Time schedule of completion of booked apartment

- Start Date
- Earlier date of completion
- Revised date of completion

c. Time schedule for development of infrastructure

- Start date
- Percentage completion
- Projected date of completion

d. Provide further details in the proforma FORM "A" Part-3-X.....

e. Plan of action for completing already booked/sold plots/apartments, along with requisite infrastructure.

(Provide a detailed write up in annexure in folder C)

iii) Status in respect of plotted colony:

a)

| Plots | Booked/sold | Stage of handing over the possession (Write or annex details) |
|---------|-------------|---|
| Size 1* | | |
| Size 2* | | |

(Add/ delete as per actual)

(* Change as per actual nomenclature)

b) Schedule for development of infrastructure :

- Start date
- Percentage completion
- Projected date of completion

c) Provide further details as per FORM 'A' Part-3-X.

d) Schedule of completing the project and handing over possession of the plots
(Annex a detailed write up in annexure folder C)

iv) Vehicle parking details of the project.

a. Underground/Basement parking

.....

b. Stilt parking

c. Covered parking

d. Open parking Independent garages

v) Quarterly schedule of development of whole/remaining part of the project:

a. Apartments

| Particulars | Expenditure incurred till the date of application | Expenditure to be made in each quarter | | | | | | | | | | |
|-------------|---|--|-----------|---------|---------|----------|-----------|---------|---------|----------|-----------|-------------|
| | | Apr-June | July-Sept | Oct-Dec | Jan-Mar | Apr-June | July-Sept | Oct-Dec | Jan-Mar | Apr-June | July-Sept | Grand Total |
| Apartments | | | | | | | | | | | | |
| Shops | | | | | | | | | | | | |
| Plots | | | | | | | | | | | | |

(Add columns and rows as per actual up to the date of completion of the project)

b. Infrastructure

| Particulars | Expenditure incurred till the date of application | Expenditure to be made in each quarter | | | | | | | | | | Grand Total |
|---------------------------------------|---|--|-----------|---------|---------|----------|-----------|---------|---------|----------|-----------|-------------|
| | | Apr-June | July-Sept | Oct-Dec | Jan-Mar | Apr-June | July-Sept | Oct-Dec | Jan-Mar | Apr-June | July-Sept | |
| Roads & Pavements | | | | | | | | | | | | |
| Water supply system | | | | | | | | | | | | |
| Sewerage treatment & garbage disposal | | | | | | | | | | | | |
| Electricity supply system | | | | | | | | | | | | |
| Storm water drainage | | | | | | | | | | | | |
| Parks and playgrounds | | | | | | | | | | | | |
| Club house/ community centers | | | | | | | | | | | | |
| Shopping area | | | | | | | | | | | | |
| Other | | | | | | | | | | | | |
| Other | | | | | | | | | | | | |

(Add columns and rows as per actual up to the date of completion of the project)

I. Likely date of starting the construction work

II. Likely date of completing the project

III. Sizes of the plots to be offered in the project

| Plot size | Number of plots in the project |
|-----------|--------------------------------|
| | |
| | |
| | |

IV. Type of apartments to be constructed in the project:

| Type | Carpet area | Number of apartments | Number of towers |
|------|-------------|----------------------|------------------|
| | | | |
| | | | |
| | | | |

V. Quarterly schedule of development:

[illegible]

| | | | | | | | | | | | | |
|-------|--|--|--|--|--|--|--|--|--|--|--|--|
| Plots | | | | | | | | | | | | |
|-------|--|--|--|--|--|--|--|--|--|--|--|--|

(Add columns and rows as per actual up to the date of completion of the project)

d. Infrastructure:

| Particulars | Expenditure incurred till the date of application | Expenditure to be made in each quarter | | | | | | | | | | |
|---------------------------------------|---|--|-----------|---------|---------|----------|-----------|---------|---------|----------|-----------|-------------|
| | | Apr-June | July-Sept | Oct-Dec | Jan-Mar | Apr-June | July-Sept | Oct-Dec | Jan-Mar | Apr-June | July-Sept | Grand Total |
| Roads & Pavements | | | | | | | | | | | | |
| Water supply system | | | | | | | | | | | | |
| Sewerage treatment & garbage disposal | | | | | | | | | | | | |
| Electricity supply system | | | | | | | | | | | | |
| Storm water drainage | | | | | | | | | | | | |
| Parks and playgrounds | | | | | | | | | | | | |
| Club house/ community centres | | | | | | | | | | | | |
| Shopping areas | | | | | | | | | | | | |
| Etc. | | | | | | | | | | | | |

(Add columns and rows as per actual up to the date of completion of the project)

It is hereby stated and declared that the above information is correct and true and nothing has been concealed or misrepresented.

Dated:

Signature of the applicant

Name (In Block Letters):.....

Stamp:

Mobile No:

Email ID:

Form "A"**[See Rule 3(2)]****Part- 3-X****1. Financial information:**

| Particulars | Lakhs | Remarks, if any |
|---|--------------|------------------------|
| i. No. of flats/ Apartments constructed | | |
| ii.No. of Flats/Apartments booked | | |
| iii.Total amount (sale value) of booked Flats, on the date of application/end of last quarter | | |
| iv.Total amount received from the allottees (booked Flats), on the date of application/end of last Quarter. | | |
| v. Balance amount to be received from the allottees (booked flats, after completion flats, after completion), on the date of application/ end of last quarter | | |
| vi. Balance amount due and recoverable from the allottees (booked flats) as on the date of application/ end of last quarter | | |

| | | |
|---|---|--|
| <p>vii. Amount invested in the project upto the date of application</p> <p>.....</p> <ul style="list-style-type: none"> • Land cost (If any) • Apartments • Infrastructure • EDC/ Taxes etc. <p>viii. Balance cost to be incurred for completion of the project and delivery of possession</p> <p>a) In respect of existing allottees</p> <p>b) In respect of rest of the project</p> <p>ix. The amount of loan raised from the banks/ financial institutions/private persons against the project (Annex detail of the securities furnished to the banks/financial institutions against the aforesaid loans in folder C)</p> <p>x. Total liabilities against the project up-to-date. (Annex details in folder C)</p> <p>.....</p> | <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | |
|---|---|--|

2. Additional information:

| Particular | Estimated expenditure planned to be incurred as per service plan estimates or the project report | Actual expenditure incurred up to the date of application |
|---|--|---|
| A. Infrastructure <ol style="list-style-type: none"> I. Internal roads II. Water supply system III. Sewerage System IV. Storm water drainage V. Electricity supply system VI. Solid waste collection and management system VII. Club house VIII. Schools IX. Club House and community building and community building X. Neighborhood Shopping XI. Green areas, Parks, Playgrounds etc. XII. Parking. <ol style="list-style-type: none"> a) Basement Parking b) Stilt parking c) Open parking XIII. Garages | | |

| | | |
|---|--|--|
| XIV. Security System | | |
| XV. Other Facility as per project report | | |
| A. Expenditure on apartments already booked/ sold | | |

It is hereby stated and declared that the above information is correct and true and nothing has been concealed or misrepresented.

Dated:

Signature of the applicant

Name (In Block Letters):

.....

Stamp:

Mobile No:

Email ID:

Form "A"
[See Rule 3(2)]
Part- 4

Accounts related information:

1. Annex copy of the audited balance sheet of last 3 years & IT returns of the promoter for 3 preceding financial years. Annexure in folder D
2. In case of on-going projects, annex Cash flow statement since start of the project up-to-date in folder D. Annexure in folder D
 Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form.
3. Bank account to which the deposits received from apartment buyers will be credited (Section 4(2)(I)(D) of the RERA Act).
 - Bank and Branch address
 - Bank Account number
 - IFSC code
 - MICR code
 - Branch code
4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)
5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details)

It is hereby stated and declared that the above information is correct and true and nothing has been concealed or misrepresented.

Signature of the applicant/
 Authorized representative

Stamp:

Date:

Form "A"**[See Rule 3(2)]****Part- 5****Details of the statutory approvals:**

1. Annex copies of the following in Folder E:

- | | |
|--|------------|
| i) Layout Plan | Annex..... |
| ii) Demarcation Plan/ Co-ordinates | ..... |
| iii) Building Plan | ..... |
| • Site Plan | ..... |
| • Floor Plan | ..... |
| • Apartment Plans | ..... |
| • Elevation Section | ..... |
| • Detail of Permissible FAR. | ..... |
| • Detail of covered area achieved FAR. | ..... |

2. Annex copies of following in folder E:

- | | |
|--|------------|
| I. Roads and pavement plan | Annex..... |
| II. Electricity supply plan | ..... |
| III. Water supply plan | ..... |
| IV. Sewerage and garbage disposal plan | ..... |
| V. Storm water drainage | ..... |
| VI. Street lighting plan | ..... |
| VII. Parking plan | ..... |
| (Add/delete as per actual) | |

3. That the following statutory approvals have already been obtained:

- | | |
|-----------------|-------|
| I. | ..... |
| II. | ..... |
| III. | ..... |
| IV. | ..... |
|So on..... | |

4. That the following statutory approvals have been applied for but are yet to be received:
- I.(Give date when filed).
 - II.
 - III.
 - IV.
 -So on.....
5. Applications for following statutory approvals are yet to be filed and will be filed in the time schedule given below:
- I.(Given date when filed)
 - II.
 - III.
 - IV.
 -So on.....

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

It is hereby stated and declared that the above information is correct and true and nothing has been concealed or misrepresented.

Signature of the applicant/
Authorized representative

Designation.....

Seal:

Date:

Form "A"**[See Rule 3(2)]****Part- 6**

1. A copy of the draft allotment letter by(Annexure folder-F-1)
which the apartment shall be allotted/
booked in favour of the apartment buyers.
2. A copy of the Draft Agreement which(Annexure folder-F-1)
shall be made before seeking
any deposit exceeding 10% of the
cost of the apartment. (Based on the model
agreement prescribed in the Rules)
3. Gist of the important provisions of the Draft.....(Annexure folder-F-1)
Agreement

It is hereby stated and declared that the above information is correct and true and nothing has been concealed or misrepresented.

Signature of the applicant/
Authorized representative

Designation

Seal:

Date:

Form "A"**[See Rule 3(2)]****Part- 7****Projects launched by the promoter in last five years:**

1. Name and location of the project
2. Particulars of the project in brief
 - I. Total area of the project
 - II. Total number of apartments
 - III. Total number of plots
3. The number of plots/ apartments booked/sold to the allottees:
 - a) Apartments
 - b) Plots
4. (i) Name of the project with address with landmark and bylane

(ii) Details of the expenditure incurred up to date:**1) Name of the Project with Address:**

| | Initially estimated cost | Revised cost | Expenditure incurred upto the date of application |
|---|--------------------------|--------------|---|
| Total cost of the project (Other than cost of land) | | | |
| Cost of the apartments | | | |
| Cost of the infrastructure | | | |
| Others costs | | | |

5. Total amount of money collected from current allottees of the apartments/ plots up to the date of filing this application
6. Remaining amount of sale price money to be collected from the current allottees of the apartments.
7. Loan sanctioned by the banks/other financial institutions against the project.

8. Amount drawn from the banks/other
financial institutions till the date of filing
this application.
9. Whether any litigation is pending against the
Project: Yes/No
(If yes-give annex details in folder G)
10. Initial date of completion of the project.
11. Likely date of completion of the project.

**(Similar details may be given in respect of code of the projects
launched by the applicant promoter in last 5years)**

Undertaking

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the applicant/
Authorized representative

Seal:

Date:

Form "A"**[See Rule 3(2)]****Part- 8**

| SPECIFICATION OF CONSTRUCTION | | |
|--|--|--|
| Specification of apartments and other buildings including the following: | | |
| 1. | Flooring details of various parts of the house | |
| 2. | Wall finishing details | |
| 3. | Kitchen details | |
| 4. | Bathrooms fittings | |
| 5. | Wood works and | |
| 6. | Doors and window frames (size and quantity) | |
| 7. | Glass works | |
| 8. | Electrical fittings | |
| 9. | Conduiting and wiring details | |
| 10. | Cupboard details | |

| | | | |
|-----|--|-------------------|--|
| 11. | Water storage | | |
| 12. | Lift details | | |
| 13. | External glazings | | |
| | 13.1 | Windows/ glazings | |
| 14. | Doors | | |
| | 14.1 | Main door | |
| | 14.2 | Internal doors | |
| 15. | Air conditioning | | |
| 16. | Electrical fittings | | |
| 17. | CNG pipe line | | |
| 18. | Provision of wi-fi and broad band facility | | |
| 19. | External finishing /Colour scheme | | |
| 20. | Internal finishing | | |

| SPECIFICATION UNIT WISE | | |
|-------------------------|---|----------------------------|
| 1. | Living/ Dining/ Foyer/ Family Lounge | |
| | 1.1 | Floor |
| | 1.2 | Walls |
| | 1.3 | Ceiling |
| 2. | Master Bed room/ Dress room | |
| | 2.1 | Floor |
| | 2.2 | Walls |
| | 2.3 | Ceiling |
| | 2.4 | Modular Wardrobes |
| 3. | Master Toilet | |
| | 3.1 | Floor |
| | 3.2 | Walls |
| | 3.3 | Ceiling |
| | 3.4 | Counters |
| | 3.5 | Sanitary ware/ CP Fittings |
| | 3.6 | Fitting/ Fixures |

| | | | |
|-----------|------------------|----------------------------|--|
| 4. | Bed Rooms | | |
| | 4.1 | Floor | |
| | 4.2 | Walls | |
| | 4.3 | Ceiling | |
| | 4.4 | Wardrobes | |
| 5. | Toilet | | |
| | 5.1 | Floor | |
| | 5.2 | Walls | |
| | 5.3 | Ceiling | |
| | 5.4 | Counters | |
| | 5.5 | Sanitary Ware/ CP Fittings | |
| | 5.6 | Fixures | |
| 6. | Kitchen | | |
| | 6.1 | Floor | |
| | 6.2 | Walls | |
| | 6.3 | Ceiling | |
| | 6.4 | Counters | |

| | | | |
|----------|---|--------------------|--|
| | 6.5 | Fixures | |
| | 6.6 | Kitchen appliances | |
| 7 | Utility rooms/ utility balcony/ toilet | | |
| | 7.1 | Floor | |
| | 7.2 | Walls and ceiling | |
| | 7.3 | Toilet | |
| | 7.4 | Balcony | |
| 8 | Sit-Outs | | |
| | 8.1 | Floor | |
| | 8.2 | Walls & ceiling | |
| | 8.3 | Railings | |
| | 8.4 | Fixures | |

I here by declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the applicant
Name (in block letters):

.....

Seal:

Dated:.....

Form "X"**[See Clause 28 of the Assam Real Estate (Registration of Projects) Regulation, 2021]****Declaration, supported by an affidavit which shall be signed by Real Estate Agent****Affidavit cum Declaration**

Affidavit cum Declaration by Mr./Mrs. _____ real estate agent.
(Individual/ Company/Firm/Society)

I _____, Real Estate Agent do hereby solemnly
declare, undertake and state as under:

1. That I shall 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;
2. That I shall maintain and preserve such books of accounts, records and documents and submit Annual Report on April 10th of every year providing accounts of sale with particulars of project name, location, cost etc. as may be prescribed.
3. That I shall not involve myself in any unfair trade practices, namely –
 - a. The practice of making any statement, whether orally or in writing or by visual representation which –
 - i. Falsely represents that the services are of a particular standard or grade;
 - ii. Represents that the promoter or himself has approval or affiliation which such promoter or himself does not have;
 - iii. Makes false or misleading representation concerning the services being provided;
 - b. Permitting the publication of any advertisement whether in any newspaper or otherwise of services that are not intended to be offered;
4. That I shall facilitate the possession of all the information and documents, as the allottee, is entitled to, at the time of booking of any plot, apartment or building, as the case may be;
5. That I shall furnish a copy of agreement entered into between promoter and myself to the Authority on annual basis on the 10th April of every year.
6. That I shall discharge such other functions as may be prescribed.

Deponent
Designation
Address
Contact No

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at _____ on this day of _____.

Deponent
Designation
Address
Contact No