

# WEST BENGAL HOUSING INDUSTRY REGULATORY AUTHORITY

Calcutta Greens Commercial Complex, 1st Floor, 1050/2, Survey Park, Kolkata - 700 075

FORM 'B'  
See rule 6(1)

## REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Act to the following project under project registration number HIRA/P/SOU/2019/000446 :

**Project Name :** EMERALD - GEMS CITY

**Project Address :** BAKRAHAT ROAD, NOWBAD MOUZA, R.S. DAG NO. 385, 386, 387 & 418 Dist- South  
24-Parganas, Municipality- Bishnupur - II, PS- Bishnupur, West Bengal, 700104

**Project Details : \*\***

(in the case of a firm / society / company / competent authority) **Company / LLP firm / society / company / competent authority Shiv Niketan (P) Ltd.** having its registered office / principal place of business at **Bakrahat Road, Thakurpukur, P.O. Rasapunja, 24 PGS (S), West Bengal.**

2. 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 realised 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 (1) of sub-section (2) of section 4;

(iv) The registration shall be valid for a period of 3.4 years commencing from 29/07/2019 and ending with 31/12/2022 unless renewed by the Housing Industry Regulatory Authority in accordance with section 6 of the Act read with rule 7 of these rules;

(v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;

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

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated: 29/07/2019

Place: WB HIRA Office, Kolkata



Signature and seal of the Authorized Officer  
Housing Industry Regulatory Authority

Designated Authority  
Housing Industry Regulatory Authority  
West Bengal

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Project Registration No.: HIRA/P/SOU/2019/000446

Project Details : \*\*

Project Type	Area of Land Developed (sq.mtr.)	Total Builtup Area of Project (sq.mtr.)	Total Carpet Area (sq.mtr.)	No. of Flats/Units
Residential	7277	4698	3998	49

Parking Available (No.):

Open Parking :	58	Basement Parking :	-
Covered Parking :	58	Mechanical Parking :	-

Project Status : Not Started



*29.7.2019*  
Designated Authority  
Housing Industry Regulatory Authority  
West Bengal