



ODISHA REAL ESTATE REGULATORY AUTHORITY
Block-A1, 3rd Floor, Toshali Bhawan, Satya Nagar,
Bhubaneswar-751007

Form 'B'

(See Rule 5(1) of the Odisha Real Estate (Regulation and Development) Rules-2017)

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- MP/07/2021/00578.**

"GRAND BAZAAR & AWAAS" (Residential-cum-Commercial

Project, B+G+3, UB+G+17, LB+UB+G+23, LB1+LB2+UB+G+23, LB+LB2+UB+G+15, No. of Residential Units-1626 & No. of Commercial Units-571) over Plot No.768/2253, Khata No.498/654, Plot No.769/2254, Khata No.498/654, Plot No.946, Khata No.498/654, Plot No.948, Khata No.498/654, Plot No.1018/2260, Khata No.498/661, Plot No.1019(P), Khata No.498/664, Plot No.1025/2262(P), Khata No.498/663, Plot No.1040, Khata No.67, Plot No.1035, Khata No.498/363, Plot No.1036, Khata No.498/666, Plot No.773/2194, Khata No.498/601, Plot No.932, Khata No.498/601, Plot No.927, Khata No.498/601, Plot No.930, Khata No.498/601, Plot No.939/2196, Khata No.498/601, Plot No.775/2195, Khata No.498/601, Plot No.945, Khata No.498/609, Plot No.931/2192, Khata No.498/600, Plot No.936/2193, Khata No.498/600, Plot No.928/2095, Khata No.498/491, Plot No.786/2094, Khata No.498/491, Plot No.787/2093, Khata No.498/673, Plot No.929, Khata No.498/673, Plot No.935, Khata No.498/673, Plot No.924/2265, Khata No.498/671, Plot No.931, Khata No.498/731, Plot No.936, Khata No.498/839, Plot No.928, Khata No.498/883, Plot No.786, Khata No.498/684, Plot No.945/2054, Khata No.498/434, Plot No.933/2051, Khata No.498/434, Plot No.933/2052, Khata No.498/434, Plot No.933, Khata No.457, Plot No.1044, Khata No.498/365, Plot No.1048, Khata No.498/365, Plot No.1043, Khata No.498/353, Plot No.938, Khata No.498/352, Plot No.1021, Khata No.154, Plot No.1023, Khata No.154, Plot No.1024, Khata No.154, Plot No.1037/2257, Khata No.498/659, Plot No.768/2215, Khata No.498/624, Plot No.769/2217, Khata No.498/624, Plot No.946/2216, Khata No.498/624, Plot No.948/2218, Khata No.498/624, Plot No.947, Khata No.496, Plot No.934, Khata No.498/618, Plot No.939/2211, Khata No.498/618, Plot No.940, Khata No.498/618, Plot No.944, Khata No.498/618, Plot No.1045, Khata No.498/618, Plot No.1042, Khata No.498/618, Plot No.926, Khata No.498/487, Plot No.943, Khata No.498/674, Plot No.1041, Khata No.498/674, Plot No.1022, Khata No.498/674, Plot No.1037, Khata No.498/1021, Plot No.1020/7768, Khata No.1162/3460, Plot No.1029, Khata No.498/1214, Plot No.1030, Khata No.498/1213, Plot No.1017, Khata No.498/620, Plot No.1018/2213, Khata No.498/620, Plot No.1027/1536, Khata No.498/622, Plot No.1027, Khata No.498/388, Plot No.1026(P), Khata No.498/75, Plot No.1031, Khata No.498/360, Plot No.1032, Khata No.498/362, Plot No.1033, Khata No.498/355, Plot No.1034, Khata No.498/621, Plot No.1025/2214(P), Khata No.498/623, Plot No.937, Khata No.498/106, Mouza-Nuahata, Tahasil-Cuttack, PIN-754001, Dist. Cuttack, Odisha .

1. **M/S. GRAND BAZAAR DEVELOPERS LLP.** ,having its registered office at 72, Bentinck Street, Formerly known as P-16, Bentinck Street, Kolkata, West Bengal, Pin-700001 and correspondence address at Plot No-N3/48, IRC Village, Nayapalli, Bhubaneswar, Khordha, Odisha-751015

2. This registration is granted subject to the following conditions, namely:-

(i) The promoter shall enter into an agreement for sale with the allottees in such format as prescribed under Rule 8(1) of the Odisha Real Estate (Regulation & Development) Rules-2017 henceforth;

(ii) The promoter shall execute a registered conveyance deed in favour of the allottee, along with the undivided proportionate title in the common areas to the association of allottees as provided in section, 17 of the Act.

(iii) The promoter in case of new project shall deposit seventy per cent of the amounts realised by the promoter in a separate & project specific account to be maintained in a scheduled bank to cover the cost of construction and the land cost and to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of Section 4. In case of ongoing project, 70% of the unspent balance as on date shall be deposited in a separate and project specific bank account and the proof of such deposit shall be submitted to the Authority within 30 days from the date issue of the Registration Certificate.

R. Kumar
02/11/2021

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(iv) The registration shall be valid for a period commencing from **02.11.2021** and ending with **25.08.2025** unless extended by the Authority in accordance with the Act and the rules made thereunder;

(v) **The Registration Certificate No. MP/07/2019/00322 dtd. 14.11.2019 stands superseded. However, the completion date for those residential/commercial units which were approved in the Registration Certificate No. MP/07/2019/00322, dtd. 14.11.2019 shall continue to be 25.06.2022.**

(vi) **The promoter shall comply all the conditions imposed by the Planning Authority in the building plan approval Memo No. 1256(p(4)BP/CMC dtd.26.08.2021.**

(vii) **Permission for building and development plan under the ODA Act, 1982, granted by Cuttack Municipal Corporation, Cuttack is valid upto 25.08.2024. As such the promoter shall not execute any agreement for sale or conveyance deed (sale deed) after 25.08.2024 without obtaining revalidated building plan approval or Occupancy Certificate from the Competent Authority i.e. C.M.C, Cuttack.**

(viii) **The promoter shall follow the guidelines for advertisement of the project vide order No.2132/ORERA dt.27.07.2021.**

(ix) **The promoter shall disclose to the allottees regarding Bank loan of Rs.134.90 crores as and when availed and consequential mortgaging of project land, if any.**

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

(xi) **The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.**

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: 02-11-2021,
Place: Bhubaneswar.**


**Signature and seal of the Authorised Officer
Odisha Real Estate Regulatory Authority
Additional Secretary
Odisha Real Estate Regulatory Authority**