



ODISHA REAL ESTATE REGULATORY AUTHORITY
BLOCK-A1, 3RD FLOOR, TOSHALI BHAWAN, SATYA NAGAR, BHUBANESWAR-751007

Form 'D'

[See Rule 6(4)] of the Odisha Real Estate (Regulation and Development) Rules-2017]
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

1. This extension of registration is granted under section 6, to the following project:

"Grand Bazar" over Plot No.1036 of Khata No.498/666 & Other plots, Mouza-Nuahata, Tahasil-Cuttack, Phulnakhara, Cuttack-754001, Dist-Cuttack, Odisha, registered with the Authority vide project registration certificate bearing **No.MP/07/2019/00322** of **"M/s Grand Bazar Developers LLP"** having its registered office at 72, Bentinck Street formerly known as P-16, Bentinck Street, Kolkata, West Bengal-700001, India issued on dt.14.11.2019.

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

- (i) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per Section-17;
- (ii) The promoter shall deposit seventy per cent of the amounts realised by the promoter in a separate 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;
- (iii) **The registration is extended up to 25.06.2022.**
- (iv) The promoter shall comply with the provisions of the Act and the Rules and Regulations made thereunder;
- (v) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (vi) **All other terms and conditions of the R.C issued earlier on 14.11.2019 shall remain unaltered.**
- (vii) **The original Registration Certificate issued on 14.11.2019 shall be deemed to be part of this Certificate.**
- (viii) 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.

Date: 23.04.2021,
Place: Bhubaneswar.

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

Secretary
Odisha Real Estate Regulatory Authority



ODISHA REAL ESTATE REGULATORY AUTHORITY

371, VIVEKANANDA MARG: BHUBANESWAR.

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/07/2019/00322.**

"Grand Bazaar" over Plot No.1036 of Khata No.498/666 and other plots (as per list enclosed) Mouza-Nuahata, Tahasil-Cuttack, Phulnakhara, Cuttack-754001, Dist. Cuttack, Odisha.

"Grand Bazaar Developers LLP" having its Registered Office at 72, Bentinck Street, Formerly Known as P-16, Bentinck Street, Kolkata, West Bengal-700001, India.

1. 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.

(iv) The registration shall be valid for a period commencing from **14.11.2019** and ending with **31.03.2021** unless extended by the Authority in accordance with the Act and the Rules made thereunder;

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

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


(vii) The promoter shall bring to the notice of each allottee regarding loan of Rs.39.48 crores and mortgaging of project land to State Bank of India.

(viii) Access to Plot No.942, Mouza-Nuahata recorded as "Government Plot" shall not be obstructed.

2. 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: 14.11.2019.

Place: Bhubaneswar.


Signature and seal of the Authorised Officer
Odisha Real Estate Regulatory Authority.

Secretary

Odisha Real Estate Regulatory Authority

LIST OF OTHER PLOTS:-

Plot No.931/2192, Plot No.936/2193 of Khata No.498/600, Plot No.787/2093, Plot No.929, Plot No.935 of Khata No.498/673, Plot No.768/2253, Plot No.769/2254, Plot No.946, Plot No.948 of Khata No.498/654, Plot No.945 of Khata No.498/609, Plot No.924/2265 of Khata No.498/671, Plot No.773/2194, Plot No.775/2195, Plot No.927, Plot No.930, Plot No.932, Plot No.939/2196 of Khata No.498/601, Plot No.1040 of Khata No.67, Plot No.1035 of Khata No.498/363, Plot No.1019 of Khata No.498/664, Plot No.1025/2262 of Khata No.498/663, Plot No.1018/2260 of Khata No.498/661, Plot no.1025/2214 of Khata No.498/623, Plot No.1026 of Khata No.498/75, Plot No.1027/1536 of Khata No.498/622, Plot No.1034 of Khata No.498/621, Plot No.1017, Plot No.1018/2213 of Khata No.498/620, Plot No.1027 of Khata No.498/388, Plot No.1044, Plot No.1048 of Khata No.498/365, Plot No.1032 of Khata No.498/362, Plot No.1043 of Khata No.498/353, Plot No.938 of Khata No.498/352, Plot No.1033 of Khata No.498/355, Plot No.945/2054, Plot No.933/2052, Plot No.933/2051 of Khata No.498/434, Plot No.933 of Khata No.457, Plot No.1031 of Khata No.498/360, Plot No.937 of Khata No.498/106, Plot No.1024, Plot No.1021 of Khata No.154, Plot No.926 of Khata No.498/487, Plot No.939/2211, Plot No.940, Plot No.934, Plot No.944 of Khata No.498/618, Plot No.947 of Khata No.496, Plot No.768/2215, Plot No.769/2217, Plot No.946/2216, Plot No.948/2218 of Khata No.498/624, Plot No.943, Plot No.1022 of Khata No.498/674, Plot No.1020/7768 of Khata No.1162/3460, Plot No.786 of Khata No.498/684, Plot No.928 of Khata No.498/883, Plot No.936 of Khata No.498/839, Plot No.931 of Khata No.498/731, Plot No.786/2094, Plot No.928/2095 of Khata No.498/491.

Dated: 14.11.2019.

Place: Bhubaneswar.


Signature and seal of the Authorised Officer
Odisha Real Estate Regulatory Authority.

Secretary
Odisha Real Estate Regulatory Authority