



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

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**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/19/2022/00753.**

**"ROYAL HABITAT"** (Mixed Project, Residential- G+4, B+G+4, Commercial- G+2, No. of Residential Units- 424, No. of Commercial Units-07) over Plot No.- 585, Khata No.- 280/143, Plot No.- 605, Khata No.- 280/167, Plot No.- 584/761, Khata No.- 280/196, Plot No.- 554/1002, Khata No.- 280/181, Plot No.- 554/992, Khata No.- 280/170, Plot No.- 557, Khata No.- 280/179, Plot No.- 558, Khata No.- 280/165, Plot No.- 552/1062, Khata No.- 280/248, Plot No.- 603, Khata No.- 280/126, Plot No.- 583/1008, Khata No.- 280/184, Plot No.- 602, Khata No.- 280/182, Plot No.- 602/993, Khata No.- 280/249, Plot No.- 604, Khata No.- 280/197, Plot No.- 604/1004/1061, Khata No.- 280/248, Plot No.- 586, Khata No.- 280/574, Plot No.- 581/1175, Khata No.- 280/431 Mouza- Govindpur, Tahasil- Jatani Odisha.

1. **M/s. SJ Developers & Housing Pvt. Ltd.** ,having its registered office at SG Complex, Plot No.- 516/1618, Sub Plot No.- 13/14, Adarsh Vihar, Phase-2, Patia, Bhubaneswar, Odisha- 751024.
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.

(iv) The registration shall be valid for a period commencing from **05-08-2022** and ending with **23-02-2025** unless extended by the Authority in accordance with the Act and the rules made thereunder.

(v) The promoter shall comply all the conditions imposed by the Planning Authority i.e., Bhubaneswar Development Authority, vide Letter No. **7182/BDA, Bhubaneswar dtd. 23-02-2022.**

(vi) The Registration Certificate No. **MP/19/2018/00013** dtd. **11-01-2018** stands superseded. However, the completion date mentioned in the previous Registration Certificate No. **MP/19/2018/00013** dtd. **16-07-2021** shall continue to be **30-04-2022** for those allottees for whom allotments have already been made based on the RC issued earlier.

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

(viii) The promoter shall disclose to the allottees regarding Bank loan of **Rs.600 Lac.** from **EHFL.** Further he shall obtain **NOC and Re-Conveyance deed of mortgaged properties from EHFL** before execution of sale deed to intending buyers.

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

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

*[Handwritten Signature]*  
*[Handwritten Date: 05/08/2022]*



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: 05-08-2022,  
Place: Bhubaneswar.**

*[Handwritten Signature]*  
05/08/2022

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

**Additional Secretary**  
**Odisha Real Estate Regulatory Authority**