



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

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**Form 'B'**

APPLICATION NO: PR2506008

(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- RP/07/2025/01377** .

**" JOEL SHIV SAGAR "** [ For Construction of S+4 Residential Apartment Building having total Residential units-16 ], over Plot No.- 189/708, Khata No.- 371/76 , Mouza- Cuttack Sahar Unit No.31 Gunadol, Tahsil- Cuttack Sadar, Cuttack, Odisha, PIN-753001.

1. **JOEL REALTY VENTURES** , having its registered office at Plot No. RP-43, Ground Floor, Lane No.5, Pandav Nagar, Tankapani Road, Bhubaneswar, Khordha, Odisha, PIN-751018, Email-joelrealty5@gmail.com, Mobile-9853009000.

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 and register the said Agreement for sale required U/s. 13 of the RE (R&D) Act, 2016 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 percent 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 **08-08-2025** and ending with **02-04-2028** unless extended by the Authority in accordance with the Act and the rules made thereunder.
- (v) **The promoter shall comply with all the conditions imposed by the planning authority i.e. Cuttack Municipal Corporation, vide letter no. BP/CTC/017803, Dtd. 03-04-2025.**
- (vi) **Permission for building and development plan under the ODA Act, 1982, granted by Cuttack Municipal Corporation is valid upto 02-04-2028. As such the promoter shall not execute any agreement for sale or conveyance deed (sale deed) after 02-04-2028 without obtaining revalidated building plan approval or Occupancy Certificate from the Competent Authority i.e Cuttack Municipal Corporation.**
- (vii) **The promoter shall comply with all the conditions as required U/s. 11 of the RE (R&D) Act, 2016 & Rule 15(1) of the Odisha Real Estate (Regulation & Development) Rules, 2017 including online submission of Quarterly Progress Report and Annual Audit Certificate as required U/s. 4 (2) (I) (D) of the RE (R&D) Act, 2016.**
- (viii) **The schedule of payment shall strictly commensurate with the project timelines ending on 02-04-2028 and the promoter is restrained to take payment from the allottee in deviation of the norms.**
- (ix) The promoter shall comply with the provisions of the Act and 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.



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: 08-08-2025,  
Place: Bhubaneswar.**

**Digital signature of the Authorized Officer  
Odisha Real Estate Regulatory Authority**

