

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

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**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:

**"9 BOULEVARD"** (Residential Project, B+S+16, No. of Units-180) over Plot No. 2051, Khata No. 513, Plot No. 1480, Khata No. 517, Plot No. 1478, Khata No. 513, Plot No. 1479, Khata No. 513, Plot No. 2044, Khata No. 513, Plot No. 2054/2537/3659/4247, Khata No. 729/1852, Plot No. 1514, Khata No. 729/3668, Plot No. 1514/2788, Khata No. 729/1771, Plot No. 1512/4132, Khata No. 729/1727, Plot No. 1511/4133, Khata No. 729/1728, Plot No. 1513, Khata No. 729/1728, Plot No. 1511, Khata No. 729/3767, Plot No. 1508, Khata No. 517, Plot No. 1480/3127, Khata No. 729/623, Plot No. 1478/3128, Khata No. 729/623, Plot No. 1508/3530, Khata No. 729/1054, Plot No. 2054/2537, Khata No. 729/47, Plot No. 1508/5097, Khata No. 729/3669, Mouza- Raghunathpur, Tahasil- Bhubaneswar, Dist- Khordha, Odisha registered with the Authority vide project registration certificate bearing No. **RP/19/2021/00574** of **"M/S. OU INFRAPROJECTS PVT. LTD"** having its registered office at-Gandhinagar, Rayagada, Dist- Rayagada, Odisha, PIN-765001 issued on **30-10-2021** with validity up to **11-08-2024**.

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 for a period of one year as per section 6 of RE (R&D) Act, 2016 from expiry of earlier issued R.C and shall valid until **11-08-2025**.

(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 30-10-2021 shall remain unaltered.**

(vii) **The original Registration Certificate issued on 30-10-2021 shall be deemed to be part of this Certificate.**

(viii) **The promoter shall comply all the conditions imposed by the Planning Authority i.e., Bhubaneswar Development Authority vide Letter No. 13671/BDA, Bhubaneswar, dtd. 12-08-2020 & Revised Plan issued by Bhubaneswar Development Authority vide Letter No. BP/BDA/007430, Bhubaneswar Development Authority, Dated: 15-02-2024.**

(ix) **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 as required u/s. 13 of the RE (R&D) Act, 2016, henceforth.**

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(x) 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.

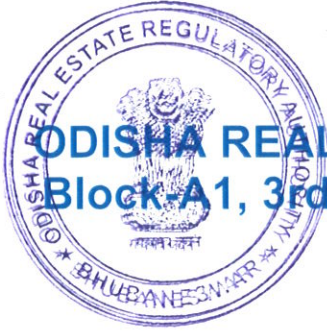
(xi) If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the Rules and Regulations made thereunder.

Dated: 05-09-2024,  
Place: Bhubaneswar.

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

*Renuka*  
5/9/24.  
Additional Secretary  
Odisha Real Estate Regulatory Authority





**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- RP/19/2021/00574.**

**"9 BOULEVARD"** (Residential Project, B+S+16, No. of Units-180) over Plot No. 2051, Khata No.513, Plot No. 1480, Khata No.517, Plot No. 1478, Khata No.513, Plot No. 1479, Khata No.513, Plot No. 2044, Khata No.513, Plot No. 2054/2537/3659/4247, Khata No.729/1852, Plot No. 1514, Khata No.729/3668, Plot No. 1514/2788, Khata No.729/1771, Plot No. 1512/4132, Khata No.729/1727, Plot No. 1511/4133, Khata No.729/1728, Plot No. 1513, Khata No.729/1728, Plot No. 1511, Khata No.729/3767, Plot No. 1508, Khata No.517, Plot No. 1480/3127, Khata No.729/623, Plot No. 1478/3128, Khata No.729/623, Plot No. 1508/3530, Khata No.729/1054, Plot No. 2054/2537, Khata No.729/47, Plot No. 1508/5097, Khata No.729/3669, Mouza – Raghunathpur, Tahasil- Bhubaneswar, Dist. Khordha, Odisha.

1. **M/S. OU INFRAPROJECTS PVT. LTD .,** having its registered office at Gandhinagar, Rayagada, Dist- Rayagada, Odisha, PIN-765001

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 **30.10.2021** and ending with **11.08.2024** 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 in the building plan approval letter No. 13671 dt.12.08.2020.**

(vi) **Permission for building and development plan under the ODA Act, 1982, granted by Bhubaneswar Development Authority, Bhubaneswar is valid upto 11.08.2023. As such the promoter shall not execute any agreement for sale or conveyance deed (sale deed) after 11.08.2023 without obtaining revalidated building plan approval or Occupancy Certificate from the Competent Authority i.e. B.D.A. Bhubaneswar.**

(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 comply with the provisions of the Act and the rules and regulations made thereunder;

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

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30/10/2021

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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: 30-10-2021,**  
**Place: Bhubaneswar.**

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



**ODISHA REAL ESTATE REGULATORY AUTHORITY**  
**Block-A, 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- RP/19/2024/01253.**

**"9 BOULEVARD"** (Addition & Alteration to previously approved (B + S + 16) storied Block -A, Proposed Block - B (2B + 3S + 31) Storied both Residential M.I.G. category Apartment Building, BLOCK C- G + 3 Storied Community Centre with Retail Shopping, No. of Residential Units-528) over Khata No- 517, Plot No-1480, Khata No- 513, Plot No-2051, Khata No- 513, Plot No-1478, Khata No 513, Plot No- 1479, Khata No-513, Plot No-2044, Khata No-517, Plot No-1508, Khata No- 729/3767, Plot No-1511, Khata No- 729/3668, Plot No-1514, Khata No- 729/1771, Plot No- 1514/2788, Khata No- 729/1728, Plot No- 1511/4133, Khata No- 729/1728, Plot No-1513, Khata No- 729/1727, Plot No- 1512/4132, Khata No- 729/623, Plot No- 1480/3127, Khata No- 729/623, Plot No- 1478/3128, Khata No- 729/1054, Plot No- 1508/3530, Khata No- 729/47, Plot No- 2054/2537, Khata No- 729/3669, Plot No- 1508/5097, Khata No- 729/3014, Plot No- 2044/3964/4564, Khata No- 729/4112, Plot No- 2042/5469, Khata No- 729/4110, Plot No- 2041/5467, Khata No- 729/3440, Plot No- 2042/4907, Khata No- 729/3440, Plot No- 1512/4906, Khata No- 729/3439, Plot No- 2041/4905, Khata No- 729/3225, Plot No-2041/3979, Khata No- 729/3883, Plot No- 1512/5264, Khata No- 729/1138, Plot No- 2037/3602, Khata No- 729/3442, Plot No- 2044/2685, Khata No- 729/3431, Plot No- 2044/2713, Khata No- 729/3984, Plot No- 2044/2684, Khata No- 729/1100, Plot No- 2044/3573, Khata No- 729/2034, Plot No- 2044/3964/4388, Khata No- 729/1940, Plot No- 2044/3964/4315, Khata No-953, Plot No- 2037/2824, Khata No- 729/1241, Plot No- 2037/2823, Khata No- 517, Plot No- 1512, Khata No-517, Plot No-2042, Khata No-233, Plot No- 2041, Khata No- 729/4167, Plot No- 1512/5511, Mouza- Raghunathpur, Tahasil-Bhubaneswar, Dist-Khordha, Odisha.

1. **M/S. OU INFRAPROJECTS PVT. LTD .**, having its registered office at Plot No-687/2365, 1st & 2nd Floor, Jaydev Vihar, Nayapalli, Bhubaneswar, Khordha, Odisha, PIN-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 and register the said Agreement for sale as 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 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 **19-09-2024** and ending with **15-02-2029** 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 Bhubaneswar Development Authority, vide Letter No. BP/BDA/007430, Bhubaneswar Development Authority, dtd-15-02-2024 & Corrigendum Letter No. 10573/BDA, Bhubaneswar, dtd. 13-03-2024.

*[Handwritten Signature]*



(vi) The Registration Certificate No. RP/19/2021/00574 dtd. 30-10-2021 stands superseded. However, the completion date mentioned in the previous Registration Certificate No. RP/19/2021/00574 dtd. 30-10-2021 shall continue to be 11-08-2024 for those allottees for whom allotments have already been made based on the RC issued earlier.

(vii) Permission for building and development plan under the ODA Act, 1982, granted by Bhubaneswar Development Authority, is valid upto 14-02-2027. As such the promoter shall not execute any agreement for sale or conveyance deed (sale deed) after 14-02-2027 without obtaining revalidated building plan approval or Occupancy Certificate from the Competent Authority i.e. Bhubaneswar Development Authority.

(viii) 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.

(ix) The schedule of payment shall strictly commensurate with the project timelines ending on 15-02-2029 and the promoter is restrained to take payment from the allottee in deviation of the norms.

(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: 19-09-2024,  
Place: Bhubaneswar.

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

*[Handwritten Signature]*  
19/9/24.  
**Additional Secretary**  
**Odisha Real Estate Regulatory Authority**

