



**ODISHA REAL ESTATE REGULATORY AUTHORITY**  
**BLOCK-A1, 3<sup>rd</sup> 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:  
**"ASSOTECH PRIDE (PHASE-1)"** (Mixed Project, S+14 Multistoried Apartment, S+3 Club House, No. of Residential Units- 826 & No. of Commercial units- 62) over Plot No. 271, Khata No. 412/878 & others, Mouza- Rudrapur, Tahasil- Bhubaneswar, No- 292, PS- Baliana No.- 13, Dist- Khordha, Odisha & Plot No.- 78, Khata No.- 587, Plot No.- 77, Khata No.- 104, Mouza- Jaypur, Tahasil- Bhubaneswar, No- 291, PS- Baliana No.- 12, Dist- Khordha, Odisha registered with the Authority vide project registration certificate bearing **No. MP/19/2020/00394** of **"M/s. Assotech Sungrowth Abode LLP."** having its registered office at Plot No.- 148F, Pocket- IV, Mayur Vihar, Phase-I, New Delhi- 110091, Delhi, India issued on **02-11-2020**.
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 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 separate account to be maintained in a schedule bank to cover the cost of construction and the land cost 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 upto 31-08-2024 for 6 months due to force majeure (Outbreak of COVID-19) as per this Authority Order No.- 1027/ORERA dtd.- 19-05-2020 subject to condition that the promoter shall not execute any sale deed without obtaining revalidated building plan/occupancy certificate from the Competent Authority.**
  - (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 02-11-2020 shall remain unaltered.**
  - (vii) **The original Registration Certificate issued on 02-11-2020 shall be deemed to be a 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: 19.12.2023**

**Place: Bhubaneswar.**

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

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





**ODISHA REAL ESTATE REGULATORY AUTHORITY**  
**371, VIVEKANANDA MARG, BHUBANESWAR**

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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/19/2020/00394.**

**"ASSOTECH PRIDE( PHASE 1)"** (Mixed Project, S+14 Multistoried Apartment, S+3 Club House, No. of Residential Units-826 & No. of Commercial Units-62) over Plot No.271, Khata No.412/878 & others, Mouza-Rudrapur, Tahasil-Bhubaneswar, No.292, PS-Balianta No.13, Dist. Khordha, Odisha & Plot No.78, Khata No.587, Plot No.77, Khata No.104, Mouza-Jaypur, Tahasil-Bhubaneswar, No.291, PS-Balianta No.12, Dist. Khordha, Odisha..

1. **M/s. Assotech Sungrowth Abode LLP** ., having its registered office at Plot No.148F, Pocket-IV, Mayur Vihar, Phase-I, New Delhi-110091, Delhi, India.
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 promoter shall comply all the conditions imposed by the Planning Authority (BMC) in the building plan approval letter No.33608 dt.27.11.2019.

(v) Permission for building and development plan under the ODA Act, 1982 granted by Bhubaneswar Municipal Corporation is valid from 27.11.2019 to 26.11.2022. As such the Promoter shall not execute any agreement for sale or conveyance deed (sale deed) after 26.11.2022 without obtaining the revalidated building plan approval or occupancy certificate from the competent authority (BMC).

(vi) The promoter shall disclose to the allottees regarding Bank loan of Rs.20.00 crores, as and when availed and consequential mortgaging of project land, if any.

(vii) The registration shall be valid for a period commencing from **02.11.2020** and ending with **28.02.2024** unless extended by the Authority in accordance with the Act and the rules made thereunder;

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

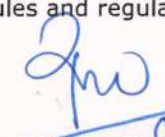
(ix) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

**LIST OF OTHER PLOTS:**

Plot No.270, Khata No.412/928, Plot No.269, Khata No.412/604, Plot No.273, Khata No.409, Plot No.274, Khata No.348, Plot No.276/9069, Khata No.412/880, Plot No.277/9120, Khata No.412/1043, Plot No.277/8919, Khata No.412/702, Plot No.277/9128, Khata No.412/1077, Plot No.277/8920, Khata No.412/793, Plot No.280/2189, Khata No.412/425, Plot No.280/2190, Khata No.412/426, Plot No.280/2789, Khata No.412/540, Plot No.280/8886, Khata No.412/656, Plot No.280, Khata No.412/383, Plot No.282/9968, Khata No.412/1179, Plot No.282/10928, Khata No.412/1796, Plot No.283/9960, Khata No.412/1170, Plot No.283, Khata No.303, Plot No.283/9958, Khata No.412/1168, Plot No.283/9959, Khata No.412/1169, Plot No.283/9961, Khata No.412/1171, Plot No.284, Khata No.305, Plot No.730/9969, Khata No.412/1180, Plot No.731/2814, Khata No.412/572, Plot No.731/2840, Khata No.412/598, Plot No.731, Khata No.412/1348, Plot No.304/2200, Khata No.412/437, Plot No.304/2839, Khata No.412/1459, Plot No.305/2762, Khata No.412/1009, Plot No.305/10141, Khata No.412/1346, Plot No.304/2221, Khata No.412/465, Plot No.304/2221/8928, Khata No.412/716, Plot No.306, Khata No.234, Plot No.280/2198, Khata No.412/434, Plot No.281/2201, Khata No.412/438, Plot No.280/2199, Khata No.412/435, Plot No.280/2790, Khata No.412/541, Plot No.274/9190, Khata No.412/1079, Plot No.276, Khata No.412/1349, Plot No.277/856, Khata No.412/660, Plot No.277/8893, Khata No.412/662, Plot No.277, Khata No.412/1791, Plot No.277/9141, Khata No.412/1783, Plot No.279/10152, Khata No.412/1357, Plot No.279, Khata No.412/1613, Plot No.280/2188, Khata No.412/1102, Plot No.280/8891, Khata No.412/659, Plot No.281, Khata No.412/1798, Plot No.282/10925, Khata No.412/1790, Plot No.282/8892, Khata No.412/661, Plot No.730/10825, Khata No.412/1677, Plot No.730, Khata No.412/1777, Plot No.283/10771, Khata No.412/1612, Plot No.285, Khata No.412/1145, Plot No.286, Khata No.412/1614, Plot No.287, Khata No.412/632, Plot No.288, Khata No.412/1792, Plot No.289, Khata No.412/1086, Plot No.290, Khata No.412/1419, Plot No.304, Khata No.412/1778, Plot No.305, Khata No.412/1778, Plot No.308, Khata No.412/1087, Plot No.309, Khata No.412/1823, Plot No.272, Khata No.412/878.

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: 02-11-2020,  
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**  
**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/19/2021/00585.**

**"ASSOTECH PRIDE (PHASE-I) "** (Residential-cum-Commercial Project, 2B+31, 2B+20, 2B+14, B+14, 2B+3, G+1, CRECHE, No. of Residential Units-1434 & No. of Commercial Units-350) over Plot No.271, Khata No. 412/878, Plot No. 270, Khata No. 412/928, Plot No. 269, Khata No. 412/604, Plot No. 273, Khata No. 409, Plot No. 274, Khata No. 348, Plot No. 276/9069, Khata No. 412/880, Plot No. 277/9120, Khata No. 412/1043, Plot No. 277/8919, Khata No. 412/702, Plot No. 277/9128, Khata No. 412/1077, Plot No. 277/8920, Khata No. 412/793, Plot No. 280/2189, Khata No. 412/425, Plot No. 280/2190, Khata No. 412/426, Plot No. 280/2789, Khata No. 412/540, Plot No. 280/8886, Khata No. 412/656, Plot No. 280, Khata No. 412/383, Plot No. 282/9968, Khata No. 412/1179, Plot No. 282/10928, Khata No. 412/1796, Plot No. 283/9960, Khata No. 412/1170, Plot No. 283, Khata No. 303, Plot No.283/9958, Khata No. 412/1168, Plot No.283/9959, Khata No. 412/1169, Plot No.283/9961, Khata No. 412/1171, Plot No.284, Khata No 305, Plot No.730/9969, Khata No.412/1180, Plot No.731/2814, Khata No. 412/572, Plot No.731/2840, Khata No. 412/598, Plot No.731, Khata No. 412/1348, Plot No.304/2200, Khata No. 412/437, Plot No.304/2839, Khata No. 412/1459, Plot No. 305/2762, Khata No. 412/1009, Plot No. 305/10141, Khata No. 412/1346, Plot No.304/2221, Khata No. 412/465, Plot No. 304/2221/8928, Khata No. 412/716, Plot No. 306, Khata No. 234, Plot No.78, Khata No. 587, Plot No.77, Khata No. 104, Plot No.280/2198, Khata No. 412/434, Plot No.281/2201, Khata No. 412/438, Plot No.280/2199, Khata No. 412/435, Plot No.280/2790, Khata No. 412/541, Plot No. 277, Khata No. 412/1791, Plot No. 274/9190, Khata No. 412/1079, Plot No.276, Khata No. 412/1349, Plot No. 277/856, Khata No. 412/660, Plot No. 277/8893, Khata No. 412/662, Plot No. 277/9141, Khata No. 412/1783, Plot No. 279/10152, Khata No. 412/1357, Plot No. 279, Khata No. 412/1613, Plot No. 280/2188, Khata No. 412/1102, Plot No. 280/8891, Khata No. 412/659, Plot No. 281, Khata No. 412/1798, Plot No. 282/10925, Khata No. 412/1790, Plot No.282/8892, Khata No. 412/661, Plot No.730/10825, Khata No. 412/1677, Plot No.730, Khata No. 412/1777, Plot No. 283/10771, Khata No. 412/1612, Plot No.285, Khata No. 412/1145, Plot No. 286, Khata No. 412/1614, Plot No. 287, Khata No. 412/632, Plot No.288, Khata No. 412/1792, Plot No.289, Khata No. 412/1086, Plot No.290, Khata No. 412/1419, Plot No.304, Khata No. 412/1778, Plot No.305, Khata No. 412/1778, Plot No.308, Khata No.412/1087, Plot No.309, Khata No. 412/1823, Plot No.272, Khata No. 412/878, Plot No. 261 Khata No. 412/1999, Plot No. 282/9039, Khata No. 412/901, Plot No. 130, Khata No. 253, Plot No. 275, Khata No. 412/112, Plot No. 291, Khata No. 411, Plot No. 310, Khata No. 412/1087, Plot No. 307, Khata No. 412/1087, Plot No. 301/11115, Khata No. 412/263, Mouza-Rudrapur, Tahasil-Bhubaneswar, Bhubaneswar-752101, Dist. Khordha, Odisha.

1. **M/s. Assotech Sun Growth Abode LLP .**, having its registered office at Office No-105, Pankaj Tower, 1st Floor, LSC-VI, Mayur Vihar, Phase-I, New Delhi, East Delhi
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.

*[Signature]*  
08/11/2021

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(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 **08.11.2021** and ending with **26.12.2026** unless extended by the Authority in accordance with the Act and the rules made thereunder;

(v) The Registration Certificate No. MP/19/2020/00394 dtd. 02.11.2020 stands superseded. However, the completion date for those residential/commercial units which were approved in the Registration Certificate No. MP/19/2020/00394, dtd. 02.11.2020 shall continue to be 28.02.2024.

(vi) The promoter shall comply all the conditions imposed by the Planning Authority in the building plan approval Letter No. 71780/BMC, Bhubaneswar dtd.20.09.2021.

(vii) Permission for building and development plan under the ODA Act, 1982, granted by Bhubaneswar Municipal Corporation, Bhubaneswar is valid up to 19.09.2024. As such the promoter shall not execute any agreement for sale or conveyance deed (sale deed) after 19.09.2024 without obtaining revalidated building plan approval or Occupancy Certificate from the Competent Authority i.e., B.M.C, Bhubaneswar.

(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.10crores 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: 08-11-2021,  
Place: Bhubaneswar.

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

