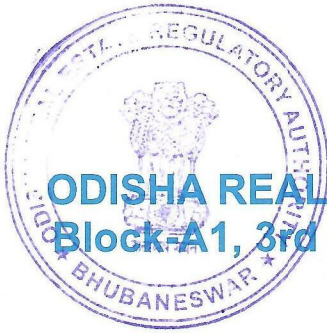




ODISHA REAL ESTATE REGULATORY AUTHORITY
Block-A1, 3rd Floor, Toshali Bhawan, Satya Nagar,
Bhubaneswar-751007

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/19/2023/01042.**

"DN KINGSLAND" (Mixed Project, 4 Basement+Ground+36 storied Residential Multi-Storied Apartment Building, No. of Residential Units- 284, No. of Commercial Units- 5) over Plot No.- 143/1401, Khata No.- 303/315, Mouza- Bhubaneswar Sahar Unit-10, Satyanagar, Tahasil- Bhubaneswar, Dist-Khordha, Odisha.

1. **M/S. PARAMITRA SMART INFRA SNA PVT. LTD.**., having its registered office at 133, District Center, Chandrasekharapur, Bhubaneswar, Odisha- 751016.

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 **16-10-2023** and ending with **31-10-2027** 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. 21565/BDA, Bhubaneswar dtd. 01-07-2023.

(vi) Permission for building and development plan under the ODA Act, 1982, granted by BDA, Bhubaneswar is valid upto 30-06-2026. As such the promoter shall not execute any agreement for sale or conveyance deed (sale deed) after 30-06-2026 without obtaining revalidated building plan approval or Occupancy Certificate from the Competent Authority i.e. BDA, Bhubaneswar.

(vii) The Registration Certificate No. MP/19/2020/00390 dtd. 15-10-2020 for the project Samvyas which was superseded by R.C No-MP/19/2022/00813 dtd-24-11-2022 by the project DN Kingsland over same schedule of land stands superseded. However, the completion date mentioned in the previous Registration Certificate No. MP/19/2020/00390 dtd. 15-10-2020 & R.C No-MP/19/2022/00813 dtd-24-11-2022 shall continue to be 31-10-2027 for those allottees for whom allotments have already been made based on the RC issued earlier.

(viii) The Promoter shall not execute final sale deed without execution of conveyance deed by BDA, Bhubaneswar in favour of M/s Paramitra Smart Infra SNA Pvt. Ltd. by converting land status to freehold.

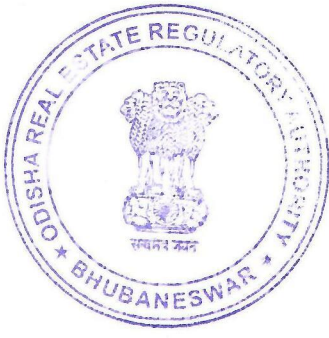
(ix) The Promoter shall adhere to the conditions stipulated in the Development Agreements dtd.- 06-06-2017 and 08-02-2019 executed with BDA, Bhubaneswar.

(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.

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

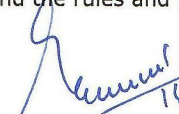
(xii) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

Handwritten signature and date: 16/10/2023



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: 16-10-2023,
Place: Bhubaneswar.


16/10/2023
Signature and seal of the Authorised Officer
Odisha Real Estate Regulatory Authority

Additional Secretary
Odisha Real Estate Regulatory Authority

