Form I

(see Regulation 3)

Application for registration of real estate project at _____ (Name of ULB/Panchayat)

То								
The Chairperson,					For Office Use Only			
Odisha Real Estate Regulatory Authority, Bhubaneswar.			у,	Application Serial No: Date: Fees Paid: INR				
Sir,								
I/We hereb	y apply for the grai	nt of regi	stratio	n of my/oເ	ır project to be s	et up at		
	Tehsil	_ District		Stat	e			
1. Deta	ails of the applicant							
b. 7 c. F d. (Name (Individual/ E Type of Entity : Permanent/ Registe Company Registrati	ered Addr	Size photo Prom		Size photograph of Promoter	Affix Passport Size photograph of Promoter		
f. ſ	PAN Number: Name (s) of chairmapplicable):	an of the	gover	ning body	/ partners / dired	ctors etc. (As		
_	Registered Phone n	umber ar	nd ema	nil id:				

- 2. Basic Information of Project to be filled in **Annexure 1** to this form
- 3. Details for project to be registered to be filled in **Annexure 2** to this form
- 4. Details of the fees for registration to be filled in **Annexure 3** to this form
- 5. Checklist of documents to be filled in **Annexure 4** to this form

Brief details of the projects, launched by the promoter in the last five years (whether completed or being developed),[Refer sub-clause 2(b) to Section 4 of the Act]

Basic Information of Project in the last five years

SI.	Name and	Project	Type of	Type of Land	Status of	If	Cases	Details of	Payments	Other
No.	address of	registration	Project ¹	(ownership/	project	ongoing,	Pending	cases, if	Pending	Details, if
	the	number		joint	(Completed/	project	(Y/N)	any	(Y/N)	any
	project	(if any)		venture)	Ongoing)	(delayed/				
						on time)				
	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.

¹ used for any residential or commercial use such as residence, office, shop, showroom or godown or for carrying on any business, occupation, profession or trade, or for any other type of use

Annexure 2 Details to be provided for project to be registered

Sl. No.	Particular	Details		
1.	Name of the			
	project			
2.	Type of			
	Project ²			
	(Residential/			
	Commercial/			
	Mixed/Plottin			
	g)			
3.	Address of			
4	the project			
4.		title-holder and	land details	
	Name of the			
	title holder			
	Name of the			
	partner in			
	the joint			
	venture (if			
	any)			
		Mouza	Khata No.	Plot No.
	Land Details			
	Area of plot			
	Classification			
	of the plot			
	Plot area			
	utilized for			
	the project			
5.	Actual Date of			
	Commencem			
	ent of the			
	project			
6.	Scheduled			
	date of completion			

 $^{^{2}}$ used for any residential or commercial use such as residence, office, shop, showroom or godown or for carrying on any business, occupation, profession or trade, or for any other type of use

SI. No.	Particular	Details						
SI. NO.	of the	Details						
	project							
7.	Reasons for							
	Delay (if							
	any)		I .					
8.	Types of	Plots (1)		idential s (2)	Commercial Units(3)	Mixed		Other units(5)
	units to be	(1)	uiiit	5 (2)	Offics(3)	Units (4) units(5)		
	sold ³ -							
	Nos.							
9.	Details of Unit	s (types	of Un	its and the	eir Details)			
							_	
		Carpet			balcony/, in e	ach	Area	a of usive
		Area (s	sq.	category	У			n terrace
		m) of					(if a	
		each						
		catego	ry					
i.	Type 1							
	(mention							
	nos. of units)							
ii.	Type 2							
	(mention							
iii.	nos. of units)							
	Type 3 (mention							
	nos. of units)							
iv.	Type 4							
	(mention							
.,	nos. of units)							
V.	Type 5(mention							
	nos. of units)							
	(Add rows as							
	applicable)							
10.	Types of Garag	ges and I	Parkin	ıg				
i.	Total Nos. of g	jarages i	n	Area				
	the project (ca							
	area and nos. of each							
	category)							
	1							

³ Specify type of units as Apartments, Plots, Bungalows, shops, units, others (mentions nos. of each category)

SI. No.	Partic	ular Details		
ii.	Total	Nos. of covered	Area	
	Parkir	ng in the project		
	(cate	orize by area and		
	nos. c	of each category)		
iii.	Total	Nos. of open Parkir	ng Area	
	in the	project (categorize	e	
	by are	ea and nos. of each	1	
	categ	ory)		
11.	Detail	s of the bank or ba	inker with which account in to	erms of section 4
	(2)(I)	(D) of the Act will b	oe maintained	
i.	Name	of		
	Bank/	Banker/IFSC Code	:	
ii.	Addre	ss and phone		
	numb	er of the Bank:		
iii.	Accou	nt Number :		
12.			ntractors, architects, structur	_
	techn	ical persons concer	ned with the proposed projec	ct
	Nam	Role (Architect,	Registered Address, Phone	Registration. No.
	е	engineer,	no. email id	
		contractor, any		
		other)		
13.	Namo	and address of the	 e real estate agents with regi	stration numbers for
13.		sed projects	e rear estate agents with regi	scration numbers to
	Nam		Phone No. and email	Registration. No. (if
		Registered Address	rnone No. and email	•
1 /	e Any o		o applicant may like to firm	any)
14.	Any 0	ther information th	e applicant may like to furnis	ol I

I. Fees for registration

Application made under sub-section (1) of section 4 of the Act for grant of registration of projects, shall be accompanied by a registration fee specified in regulation 4. The payment of fees shall be accepted in shape of a demand draft or pay order from a scheduled bank in favour of the Authority or through any other form that may be specified by the Authority from time to time like through debit and credit cards, online payment etc.

SI. No.	Particular	Details
1.	Demand draft Number.	
2.	Online transaction reference Number	
3.	Name of Bank	
4.	Date of drawing demand draft or online transaction	

II. List of Documents to be enclosed

SI.	List of Documents	Tick as
No.		applicable
1	Authenticated copy of the PAN card of the promoter;	
2	A brief details of enterprise including its name, registered address,	
	type of enterprise	
	(Proprietorship, societies, partnership, companies, competent	
	authority)	
3	The copy of registration/incorporation certificate, the name and 2	
	passport size photographs of individual promoter, all partners of a	
	firm, Directors of company	
4	Brief details of project launched by promoter in last 5 years	
5	Whether projects already completed or being developed	
	Current status of the said project	
6	Details of cases pending	
	Details of type of land and	
	Payments pending	
7	Copy of the legal title deed reflecting the title of the promoter to	
	the land on which development is proposed to be developed along	
	with legally valid documents with authentication of such title, if	
	such land is owned by another person;	
8	The details of encumbrances on the land on which development is	
	proposed including any rights, title, interest or name of any party	
	in or over such land along with details;	
9	If the promoter is not the owner of the land on which development	
	is proposed details of the consent of the owner of the land along	
	with a copy of the collaboration agreement, development	
	agreement, joint development agreement or any other agreement,	
	as the case may be, entered into between the promoter and such	
	owner and copies of title and other documents reflecting the title	
	of such owner on the land proposed to be developed;	
10	An authenticated copy of the approvals and commencement	
	certificate from the competent authority obtained in accordance	
	with the laws as may be applicable for the real estate project	
	mentioned in the application	

authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases 12 Attach the sanctioned plan Layout plan Specifications of the proposed project or the phase thereof The whole project as sanctioned by the competent authority 13 The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including: Fire-fighting facilities, Drinking water facilities, Emergency evacuation services, Use of renewable energy, Others (Specify) 14 The location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project; 15 Performa of The allotment letter, Agreement for sale, The conveyance deed proposed to be signed with the allottees 16 Details of the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terraces areas apartment with the apartment, if any 17 The number and areas of garage for sale in the project 18 The names and addresses of real estate agents, 19 The names and addresses of real estate agents, The contractors Architect Structural engineer Any other person concerned with the development of the proposed	11	If the project is proposed to be developed in phases, an	
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The names and addresses of The contractors Architect Structural engineer	17	The number and areas of garage for sale in the project	
The contractors Architect Structural engineer	18	The names and addresses of real estate agents,	
Architect Structural engineer	19	The names and addresses of	
Structural engineer			
		Architect	
Any other person concerned with the development of the proposed		Structural engineer	
		Any other person concerned with the development of the proposed	
projects.		projects.	
20 Bank Passbook details :Name of the bank, IFSC Code, Account No.,	20	Bank Passbook details :Name of the bank, IFSC Code, Account No.,	
Date of opening of bank account (Authenticated copies of the first		Date of opening of bank account (Authenticated copies of the first	

	page and the last page of the pass book reflecting the latest	
	transaction or any other document as a proof of the above details)	
21	A declaration, supported by an affidavit signed by the promoter or	
	any other person authorised by promoter as per clause (L) under	
	sub-section 2 of section 4 of Real Estate (Regulation and	
	Development) Act, 2016	

I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief and we attach all necessary certificates and documents in support of our application $\frac{1}{2}$

Place:

Yours faithfully, Signature and seal of the applicant(s)