By e-Mail/FAX

GOVERNMENT OF ODISHA
REVENUE AND DISASTER MANAGEMENT DEPARTMENT
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No. RDM-Reg-REGN-0027-2017 2712 /R&DM dated 17/1/2018

From

Dr. Chandra Shekhar Kumar, IAS
Principal Secretary to Government

To

All ADM-cum-District Registrars

Sub: Registration of real estate project with Odisha Real Estate Regulatory Authority.

Sir,

In enclosing herewith a copy of letter No. 662 dated 20.11.2017 and No. 733 dated 29.11.2017 of Odisha Real Estate Regulatory Authority on the above noted subject, I am to say that it has come to the notice of the authority that some builders/promoters are selling their flats to the buyers, without registering their real estate projects with Odisha Real Estate Regulatory Authority established under the Real Estate (Regulation and Development) Act, 2016.

As per sub-section (1) of section 3 of the said Act, "no promoters shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act ".

Provided, where the total area of the real estate project is within 500 sq meters or the total number of apartments is eight or less inclusive of all phases and also where the project has been completed and the promoters have received the completion certificate from the competent authority prior to commencement of the Act i.e. 01.05.2017, registration of sale or offer for sale of any plot or apartment or building of any real estate project may not be refused as per sub-section (2) of section 3 of the said Act.

In view of this, all Registering Officers may be suitably instructed to follow the provisions of Real Estate (Regulation and Development) Act, 2016 and the guidelines of Odisha Real Estate Regulatory Authority, Bhubaneswar meticulously at the time of registration of sale or offer for sale of any plot, apartment or building as the case may be, in any real estate project.

Yours faithfully,

16.1.2018

Principal Secretary to Government

Memo No. 2713 dtd. 17/1/2018

Copy forwarded to the Inspector General of Registration, Odisha, Cuttack for information and necessary action.

16/01/2018

Joint Secretary to Government

Memo No. 2714 dtd. 17/1/2018

Copy forwarded to Secretary, Odisha Real Estate Regulatory Authority, 371, Vivekananda Marg, Bhubaneswar -751014 with reference to his letter No 662 dated 20.11.2017 for information and necessary action.

16/01/2018

Joint Secretary to Government