To

The Inspector General of Registration (IGR),
Office of Board of Revenue,
Cuttack, Odisha.

Sub: Sale deed registration in respect of Real Estate Projects.

Sir,

I am directed to bring to your notice that the validity of the registration certificate issued by this Authority is being insisted upon by the Registering Authorities at the time of Registration of sale deed in respect of Real Estate Projects.

The validity of registration certificate is a date line imposed on the promoter/builder to complete the Real Estate Project. Once the construction work of the project is completed, the registration certificate becomes a reference document to ascertain whether the real estate project has been registered with this Authority or not. Further on completion of the project, the promoter is required to obtain Occupancy Certificate from the competent authority to execute sale deed in favour of the buyers.

Therefore the requirement of the registration certificate and occupancy certificate in respect of the real estate project at the time of execution of sale deed shall be as clarified below:

a. Where, Occupancy Certificate in respect of a real estate project has been issued on or before 30.4.2017 by the Competent Authority, only a copy of the Occupancy Certificate shall be produced before the registering authority by the Promoter or Land Owner (in respect of his/her share), as the case may be, at the time of registering sale deed.

b. In other cases, copy of the registration certificate issued by this Authority and copy of the Occupancy Certificate issued by Competent
Authority shall be produced before the registering authority by the promoter or land owner (in respect of his/her share), as the case may be, at the time of the registration of the sale deed. Here validity of the registration certificate issued by this Authority shall not be insisted upon.

The above clarification may please be brought to the notice of the registering authorities of the State.

Yours faithfully

Memo No. 5595 /ORERA, dated, the 15/02/2019

Copy forwarded to all the A.D.M.-cum-D.S.R. of the state for information and necessary action.

Memo No. 5596 /ORERA, dated, the 15/03/2019

Copy forwarded to all the Sub-Registrars of the State for information and necessary action.