1. This registration is granted under section 9(2) of Real Estate (Regulation and Development) Act, 2016 with registration certificate bearing No. ORA/0006/2017 to ACS Property Service Private Limited, having its Registered office at Plot No: M-29, Second Floor, Samanta Vihar, Chandrasekharpur, Bhubaneswar-751017, Dist. Khordha to act as a real estate agent to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in real estate projects registered in the Odisha State in terms of the act and the rules and regulations made thereunder.

2. This registration is granted subject to the following conditions, namely :
   (i) The real estate agent shall not facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being sold by the promoter which is required but not registered with the Authority;
   (ii) The real estate agent shall maintain and preserve such books of account, records and documents as provided under rule 12;
   (iii) The real estate agent shall not involve himself in any unfair trade practices as specified under clause (c) of Section 10;
   (iv) The real estate agent shall facilitate the possession of all information and documents, as the allottee is entitled to, at the time of booking of any plot, apartment or building, as the case may be;
   (v) The real estate agent shall provide assistance to enable the allottee and promoter to exercise their respective rights and fulfil their respective obligations at the time of booking and sale of any plot, apartment or building, as the case may be;
   (vi) The real estate agent shall comply with the provisions of the Act and the rules and regulations made there under;
   (vii) The real estate agent shall not contravene the provisions of any other law for the time being in force as applicable to him;
   (viii) The real estate shall discharge such other functions as may be specified by the Authority by regulations.

3. The registration is valid for a period of 3 (three) years commencing from 26/12/2017 and ending with 25/12/2020, unless renewed by the authority in accordance with the provisions of the Act or the rules and regulations made thereunder.

4. If the above mentioned conditions are not fulfilled by the real estate agent, the Authority may take necessary action against the real estate agent including revoking the registration granted here in, as per the Act and the rules and regulations made thereunder.

Dated: 26/12/2017
Place: Bhubaneswar

Signature and seal of the Authorised Officer
Odisha Real Estate Regulatory Authority
APPLICATION FOR REGISTRATION OF REAL ESTATE AGENT

To
The Real Estate Regulatory Authority.
Bhubaneswar, Odisha.

Sir,
We apply for the grant of registration as a real estate agent to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in real estate projects registered in the Odisha State in terms of the Act and the rules and regulations made thereunder,

1. [in the case of a firm / society / company etc.] **ACS PROPERTY SERVICES PRIVATE LIMITED**
   having its [registered office / principal place of business] at **PLOT NO : M-29, Second Floor, Samanta Vihar, Chandrasekharpur, Bhubaneswar - 751017.**

2. The requisite particulars are as under:-
   (i) Status of the applicant, whether [individual / company / proprietorship firm / societies / partnership firm /limited liability partnership etc.]; **COMPANY**
   (ii) In case of [firms / societies / company etc.] —
   (a) Name **ACS PROPERTY SERVICES PRIVATE LIMITED**
   (b) Address **PLOT NO : M-29, Second Floor, Samanta Vihar, Chandrasekharpur, Bhubaneswar - 751017.**
   (c) Copy of registration certificate as [firms / societies / company etc.] **Enclosed**
   (d) Major activities **To facilitate sale/purchase/leasing of any plot/ Duplex/apartment/building.**
   (e) Contact Details – **Mob. - +91 9861022220, +91 9437032303, Email : info@acsproperty.in**
   (f) Name, photograph, contact details and address of [partners / directors etc.]

Mr. Ajit Kumar Praharaj
(Managing Director)
Mob : +91 9861022220
C-3/2, BJB Nagar, Bhubaneswar - 751014

Mrs. Saudamini Praharaj
(Director)
Mob : +91 9437032303
C- 3/2, BJB Nagar, Bhubaneswar - 751014
(iii) Particulars of registration as [proprietorship, societies, partnership, company etc.] including the bye-laws, memorandum of association, articles of association etc. as the case may be; Enclosed.
(iv) Authenticated copy of the address proof or the place of business; Rent Agreement & Electricity bill.
(v) Details of registration in any other State or Union Territory; NA
(vi) Any other information as specified by regulations. NA

3. We enclose the following documents along with, namely:—
(i) Demand Draft No. 065781 dated 14.12.2017 for a sum of Rs. 1,00000/.-

__________, in favor of ORERA, drawn on Odisha Gnyne bank as registration fee as per sub-rule (2) of rule 8 or through online payment as the case may be

_________________ (give details of online payment such as date paid, transaction no. etc.);

(ii) Authenticated copy of the PAN card of the real estate agent; Enclosed and
(iii) Authenticated copy of the registration as a real estate agent in any other State or Union Territory, if applicable. NA

4. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief and nothing material has been concealed by us there from.

Dated: 20/10/2017
Place: Bhubaneswar

Yours faithfully,
FOR BHUBANESWAR PROPERTY
Managing Partner

Signature and seal of the applicant(s)