ODISHA REAL ESTATE REGULATORY AUTHORITY
371, VIVEKANANDA MARG: BHUBANESWAR.

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Form ‘F’

(See Rule 10 (2) of Odisha Real Estate (Regulation & Development) Rules, 2017)

REGISTRATION CERTIFICATE OF REAL ESTATE AGENT

1. This registration is granted under section 9(2) of Real Estate (Regulation and Development) Act, 2016 with registration certificate bearing No. ORA/0003/2017 to Capdeal Realty Care Pvt. Ltd., having its registered office at :- P-686/148, K-1042/2462, Adhalaria, Phulnakhara, In front of DPS Kalinga, Cuttack-754001 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 11/12/2017 and ending with 10/12/2020, 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 : 11/12/2017
Place : Bhubaneswar

Signature and seal of the Authorised Officer
Secretary
Odisha Real Estate Regulatory Authority
ANNEXURE-A

DETAILS OF THE DIRECTOR

Name of the Director : Sakti Swarup Mishra(DIN – 07216050)

Address : Plot No -1042/2462
Adhalia, Phulnakhra,
In front of DPS Kalinga,
Cuttack – 754001,
Odisha, INDIA.

Mobile No : 9937056454

Email Id : shakti.cosmopolis@gmail.com
APPLICATION FOR REGISTRATION OF REAL ESTATE AGENT

To

The Real Estate Regulatory Authority

Vivekananda Marg

Bhubaneswar, Odisha.

Sir,

I 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,


2. The requisite particulars are as under :-
   (i) Status of the applicant - Company
   (ii) Name of the Company : Capdeal Realty Care Pvt. Ltd(OPC).
   (iii)Address:- House No-P4 , Hansapriya Homes, Near Hillside Nursing Homes, Khandagiri, Bhubaneswar- 751030
   (iv) Copy of registration certificates – Certificate of Incorporation is enclosed .
   (v) Major activities : Service with regard to sale/ purchase of real estate products in Odisha.
   (vi) Phone Number: 9937056454,
   (vii) E-mail: realtycarebhubaneswar@gmail.com.

CAPDEAL REALTY CARE PVT. LTD. (OPC)

[Signature]

DIRECTOR
(viii) Name, Photograph, contact details and address of director – Enclosed (Annexure – A)
(ix) Particulars of registration as Company – Memorandum of Association and Articles of Association are attached
(x) Authenticated copy of the address proof or the place of business – Bank statement copy, Rent agreement and electricity bill are attached

3. I enclose the following documents along with, namely :-
   (i) Demand Draft No. ________________ dated ________________ for a sum of Rs. ________________

   in favor of ________________ drawn on ________________ 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

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

Dated: 27.07.2017

Place: Bhubaneswar

Yours faithfully,

CAPDEAL REALTY CARE PVT LTD. (CPC)

[Signature and seal of the applicant(s)]