1. This registration is granted under section 9(2) of Real Estate (Regulation and Development) Act, 2016 with Registration Certificate bearing No. ORA/0017/2018 to M/s S&S Legal Services, Plot No. 1336/9946, Satya Vihar, PO-Rasulgarh, Bhubaneswar, 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 there under.

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 agent 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 03/05/2018 and ending with 02/05/2021, unless renewed by the authority in accordance with the provisions of the Act or the Rules and Regulations made there under.

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 there under.

Dated: 03/05/2018
Place: Bhubaneswar

[Signature and seal of the Authorised Officer]

Secretary

Odisha Real Estate Regulatory Authority
APPLICATION FOR REGISTRATION OF REAL ESTATE AGENT

To,

The Real Estate Regulatory Authority
Odisha, Bhubaneswar

Sri,

I, Satyabrata Sutar, Managing Partner of "M/S. S&S LEGAL SERVICES" 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. "M/S. S & S LEGAL SERVICES" having its registered office at Plot No.1336/9946, Satya Vihar, PO: Rasulgarh, PS: Mancheswar, Bhubaneswar, Dist: Khordha, Odisha.

2. The requisite particulars are as under:

   (i) Partnership firm
   (a) Name: M/S. S&S LEGAL SERVICES
   (b) Address: Plot No.1336/9946, Satya Vihar, PO: Rasulgarh, PS: Mancheswar, Bhubaneswar, Dist: Khordha, Odisha

For S & S LEGAL SERVICES

Managing Partner
(c) Copy of registration certificate vide No-466/15 issued by the I.G.R, Odisha, Cuttack.

(d) Major activities: Deals in all type of Registration, Civil and Criminal cases

(e) Contact Details (Phone number, e-mail, Fax Number etc.): 9439975409, 9040650859, 9040369059, satyabrata_sutar@yahoo.com

(f) Name, photograph, contact and address of [partners / directors etc.]
Satyabrata Sutar, 9439975409, resident of At: Plot No-1336/9946, satyavihar, Bhubaneswar-751010. And A. Sailaja, 9040369059, resident of Qtr No: G-37, Po/Po: Kharvelnagar, Unit-III, Bhubaneswar.

(g) (iii) Particulars of registration as: **Attached Registration Certificate and Partnership Deed as Annexure-A** Series

(iv) Authenticated copy of the address proof or the place of business-**Attached photo copy of Rent Agreement, Electricity Bill as Annexure-B** Series

(v) Details of registration in any other State or Union Territory: N.A

(vi) Any other information as specified by regulations: N.A

3. I Satyabrata Sutar, Managing Partner of “M/S. S&S LEGAL SERVICES” enclose the following documents along with, namely:-

For S & S LEGAL SERVICES

Managing Partner
(i) Demand Draft No. 743065 dated 31-03-2018 for a sum of Rs. 1,00,000/- in favour of Odisha Real Estate Regulatory Authority drawn on SBI bank as registration fee as per sub-rule (2) of rule 8 or through online payment as the case may be NA (give details of online payment such as date paid, transaction no. etc.);

(ii) Authenticated copy of the PAN Card of the real estate agent; and

(iii) Authenticated copy of the registration as a real estate agent in any other State or Union Territory, if applicable.

4. I, Satyabrata Sutar, Managing Partner of “M/S. S&S LEGAL SERVICES” 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: 31/3/18

Place: Bhubaneswar

Yours faithfully,

For S & S LEGAL SERVICES
Signature and seal of the applicant(s) Managing Partner

For S & S LEGAL SERVICES
Managing Partner

For S & S LEGAL SERVICES
Managing Partner