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/0022/2018 to Maa Samaleswari Real Estates, having its registered office at Near Bhatli Chowk, Bargarh-708028, Dist-Bargarh, Odisha 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 fulfill 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 29/06/2018 and ending with 28/06/2021, 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 : 29/06/2018
Place : Bhubaneswar

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

To,
The Real Estate Regulatory Authority (Name of Place)

Sir,

[1/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 an individual] [Mr./Ms.] Bajrangi Lal Yadav son of [Mr./Ms.] Hanuman Prasad Yadav Tehsil Bargak District Bargak State Odisha
   OR

   [in the case of a firm / society / company etc.] [firm / society / company etc.] having its [registered office / principal place of business] at

2. The requisite particulars are as under:
   (i) Status of the applicant, whether [individual / company / proprietorship firm / societies / partnership firm / limited liability partnership etc.];

   (ii) In case of individual - Proprietorship firm

   (a) Name of [Individual / Proprietorship firm] Maq Samaleswar Real Estates

   (b) Father's Name Hanuman Prasad Yadav

   (c) Occupation Business

   (d) Address At-Nu. Sarsaro, P.O. Sarsaro, P.S. Dist. Bargak (Odisha)

   (e) Contact Details (Phone number, e-mail, Fax Number etc.) Mob. 9777760782, EmailID: bajarangymob.9@gmail.com

   (f) Name, photograph, contact details and address of the proprietor

   OR

   In case of [firm / societies / company etc.]

   (a) Name

   (b) Address

   (c) Copy of registration certificate as [firm / societies / company etc.]

   (d) Major activities

   (e) Contact Details (Phone number, e-mail, Fax Number etc.)

   (f) Name, photograph, contact details and address of [partners / directors etc.]

[Signature]

[Date]
3. [I/We] enclose the following documents along with, namely:

(i) Demand Draft No. ___________________ dated ___________________ for a sum of Rs. ___________________, in favour 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; and,

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

4. [I/We] solemnly affirm and declare that the particulars given in herein are correct to [my /our] knowledge and belief and nothing material has been concealed by [me/us] therefrom.

Dated: 12/05/18
Place: Bhubaneswar.

Yours faithfully,

[Signature and seal of the applicant(s)]

Note: The handwritten notes on the image include:
- (i) Aadhar Card
- (ii) Driving Licence
- (iii) PAN (4) I-T Return of Last 3 years
- (iv) Lease Deed of Office Building