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/0023/2018 to M/s Jamibadi.Com Pvt. Ltd, having its registered office at Plot No.43, Laxmisagar, Cuttack Road, Backside of Falcon House, Bhubaneswar-751006, Dist-Khordha, 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 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 10/07/2018 and ending with 09/07/2021, 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: 10/07/2018
Place: Bhubaneswar
APPLICATION FOR REGISTRATION OF REAL ESTATE AGENT

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

BHUBANESWAR, Dist: Khurda, 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 an individual] [Mr./Ms.] __________________________ son of [Mr./Ms.] __________________________ Tehsil __________________________ District __________________________ State __________________________.

OR


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 –
(a) Name of [Individual / Proprietorship firm]
(b) Father's Name
(c) Occupation
(d) Address
(e) Contact Details (Phone number, e-mail, Fax Number etc.)
(f) Name, photograph, contact details and address of the proprietor

OR

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

(a) Name - Ms. Jamibadi.Com Private Limited.
(b) Address - Plot No-43, Laxmi sagar, Cuttack Road, Back Side of Falcon House, Bhubaneswar, Khordha, Odisha-751006.
(c) Copy of registration certificate as [firm / societies / company etc.]
(d) Major activities:

O.S.D (Cmty)

B1: acceptance D.D
No.179249 dt.28/5/118
for Rs. 1,00,000/- (Out of order)
In Indian Bank

Managing Director

SunitiSen\ha Mohapatra

Director

JAMIBADI.COM PVT. LTD.
(e) Contact Details – Phone No-0674-2571200
Email id - contact@jambiladi.com

(f) Name- Mr. Bijay Das (Managing Director)
Contact No-9937062325
Address- Flat No-B-202, Prestige Residency, Mahadev Nagar, Jharapada, Bhubaneswar- 751006

Name-Mrs. Smrutirekha Mohapatra (Director)
Contact No-9777773477
Address- Flat No-B-202, Prestige Residency, Mahadev Nagar, Jharapada, Bhubaneswar- 751006

(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; address proof enclosed.

(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/We] enclose the following documents along with, namely:—

(i) Demand Draft No. 740249 dated 25/05/2018 for a sum of Rs. 1,00,000/- in favour of Odisha Real Estate Regulatory Authority, drawn on Indian bank, Patia, Bhubaneswar 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.

(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. n/a

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] there from.

Dated: 28.05.2018
Place: Bhubaneswar

Yours faithfully,

Signature and seal of the applicant(s)