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/0025/2018 to Shri Vikash Kumar Saha having his registered address at Near Behera Medical Hall, Dhubagali, Marwaripara, PO-Golebazar, PS-Town Thana, Dist. Sambalpur, 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 03.08.2018 and ending with 02.08.2021, 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: 03.08.2018
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 Chairperson
Odisha Real Estate Regulatory Authority (ORERA)
371, Vevekanand Marg,
Near Bhubneswar Municipal Corporation Office
Bhubneswar – 751014

Sir,

VIKASH KUMAR SAHA (AADHAR NO – 4639-1445-8332) apply for the grant of registration as a real estate agent to facilitate the sale or purchase or 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. [Mr./M/s/Mrs.] MR. VIKASH KUMAR SAHA (AADHAR NO – 4639-1445-8332) son of [Mr./M/s/Mrs.] SHRI SARJU PRASAD SAHA Tehsil SAMBALPUR District SAMBALPUR 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.]; INDIVIDUAL

(ii) In case of individual –

(a) Name of [Individual/Proprietorship firm] :- VIKASH KUMAR SAHA (AADHAR NO – 4639-1445-8332)

(b) Father’s Name :- SHRI SARJU PRASAD SAHA

(c) Occupation :- REAL ESTATE BROKERAGE (AGENT)

(d) Address :- NEAR BEHERA MEDICAL HALL, DHUBAGALI, MARWARIPARA

P.O.:- GOLEBAZAR, P.S.:-TOWN THAN A

DISTRICT /TEHSIL :-SAMBALPUR - 768001

(e) Contact Details :- MOBILE – (1)- 8847866788,(2)-7873601620,

EMAIL – (1) vsaha208@gmail.com (2) viksbp@gmail.com

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

OR

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

(a) Name :- NA

(b) Address :- NA

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

(d) Major activities :- NA

(e) Contact Details (Phone number, e-mail, Fax number, Mobile number etc.) :- NA

VIKASH KUMAR SAHA
Property Dealer
Sambalpur
(f) Name, photograph, contact details and address of [partner/directors etc.] :- NA

(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; NA

(iv) Authenticated copy of the address proof or the place of business; RESIDENCE (AADHAR CARD COPY)

(v) Details of registration in any other State or Union territory; NA

(vi) Any other information as specified by regulations. :- NA

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

(i) Demand Draft No.760838 dated 25/06/2018 for a sum of Rs.10,000/-, in favour of ODISHA REAL ESTATE REGULATORY AUTHORITY, drawn on STATE BANK OF INDIA,BHUBNESWAR 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 :- PAN NO - BGAPS9274F (COPY ENCLOSED)

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

4. I MR VIKASH KUMAR SAHA (AADHAR NO – 4639-1445-8332) 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/us] there from.

Date : 27/06/2018
Place : SAMBALPUR

Yours faithfully,

[Signature]

VIKASH KUMAR SAHA
Property Dealer
Sambalpur

Signature and seal of the applicant(s)
VIKASH KUMAR SAHA (REAL ESTATE AGENT)
DHUBAGALI, MARWARIPARA
NEAR BEHERA MEDICAL HALL
SAMBALPUR-768001, ODISHA