



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

Form 'F'
[Rule 10 (2)]

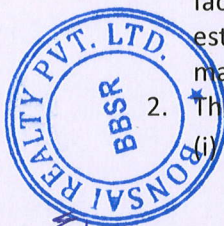
REGISTRATION CERTIFICATE OF REAL ESTATE AGENT

1. This registration is granted under section 9(2) of Real Estate (Regulation and Development) Act, 2016 with Registration Certificate bearing No. **ORA/0026/2018** to **M/s. Bonsai Realty Pvt. Ltd.**, having its registered office at Plot No.289/5192, 1st Floor, Pragati Enclave, Niladri Vihar, Chandrasekharpur, Bhubaneswar-751016, 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 **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



Received
Original Certificate
LR verified

To

The Odisha Real Estate Regulatory Authority
371, Vivekananda Marg, Bhubaneswar, 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 rules and regulations made thereunder,

1. Bonsai Realty Private Limited having its registered office at Plot No.298/5192, 2nd floor, Pragati Enclave Niladari Vihar, Chandrashekharapur, Bhubaneswar, Khurda, Odisha 751016

2. The requisite particulars are as under :

(i) Status of applicant : Private Limited Company

(ii) Details of Company :-

- a. Name: Bonsai Realty Private Limited
- b. Address: Plot No. ~~298~~ 289/5192, 2nd floor, Pragati Enclave, Niladari Vihar, Chandrashekherpur, Bhubaneswar, Khurda, Odisha-751016
- c. Registration certificate number: U70109OR2018PTC028186
Registration certificate copy attached as annexure -1
- d. Major activities : Facilitate the sale or purchase of any plot, apartment or building.
- e. Contact details : Mr. Smruti Ranjan Mohapatra : 08342888444
Email : Smruti@propertybrands.in

Plot No - 289/5192 1st floor

NSR
Saroj Karmakar
Dewan



2.(ii) f Details of Directors

Name : Saroj Kumar Dwibedy

Address: Raghunathpur , Nandankanan Road

Bhubaneswar Odisha -754005

Contact Details : 9132362766

Email ID : sarojkumar1122@gmail.com



Saroj Kumar Dwibedy

Name : Deepika

Address: 3/5, Sucheta Puri , Harmukhpuri ,

Modinagar, Ghaziabad UP-201204

Contact Details : 7205311862

Email ID : Deepika@propertybrands.in



Deepika

Name : Santosh Kumar Behera

Address: 301, Saiyansh Enclave, Raghunathpur

Bhubaneswar Odisha-754005

Contact Details : 9437195851

Email ID : sksubhalabha@gmail.com



Santosh Kumar Behera

Name : Smruti Ranjan Mohapatra

Address: Plot No: N-6/203, IRC Village,

Near Biju Patnaik Collage , Bhubaneswar, Odisha-751015

Contact Details : 8342888444

Email Id: mohapatrasmruti@yahoo.com



Smruti Ranjan Mohapatra

Name : Satya Narayan Nayak

Address: LIG Sector -2, Plot No. 538/539, Niladari Vihar

Chardrasekharapur, Bhubaneswar , Odisha-751021

Contact Details : 9040110388

Email Id : satyanarayan.nk@gmail.com



Satya Narayan Nayak



2.(iii) Particulars of registration : RoC, MoA , AoA attached as Annex-1

2(iv) Authenticated copy of address proof : Rent Agreement attached as Annex-2

2(v) Details of registration in any other state : NA

3. We enclosed the following documents along with namely:-

(i) Demand draft No. 502334... Dated : 30/6/2018... for a sum o Rs. 100,000/-, in favour of ORERA..., drawn on ICICI Bank as registration fee as per sub-rule(2)of rule 8.

(ii) Authenticated copy of PAN card of real estate agent company

(iii) Authenticated copy of the registration as real estate agent in any other state : NA

4. We solemnly affirm and declare that particular given in herein are correct to our knowledge and belief and nothing material has been concealed.

Date: 16.01.2018

Place : Bhubaneswar

Your faithfully

Sarot Kumar

Authorized Signatory

Bosai Realty Private Limited



(ii) Details of Company :

a. Name: Bosai Realty Private Limited

b. Address: Plot No. 238/5192, 2nd floor, Pragati Enclave, Niladri Vihar, Chandrashekharpur, Bhubaneswar, Khurda, Odisha-751016

c. Registration certificate number: U70109OR2018PTC028186

Registration certificate copy attached as annexure -1

d. Major activities : Facilitate the sale or purchase of any plot, apartment or building

e. Contact details : Mr. Smruti Ranjan Mohapatra : 9834288844

Email : Smruti@propertybrands.in

