



**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/0032/2018** to **Z Harshapriya**, having its registered office at Plot No. M-4/34, Acharya Vihar, Bhubaneswar-751013, Dist. Khordha, Odishato 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 **27.08.2018** and ending with **26.08.2021**, 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 : 27.08.2018

Place : Bhubaneswar

**Signature and seal of the Authorised Officer
Odisha Real Estate Regulatory Authority**

**Secretary
Odisha Real Estate Regulatory Authority**

Received original Harshapriya
C.R. Mainali
28-8-18 Partner

[Signature]
27/8/18

App No-314
Agents
24/5/2018

Form 'E'

(See Rule 9)

APPLICATION FOR REGISTRATION OF REAL ESTATES AGENT

To

Chairman

The Real Estate Regulatory Authority,

Bhubaneswar,

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 regulation made thereunder,

M/S Z HARSHAPRIYA a partnership firm having its registered office at- M-4/34, Acharya Vihar, Bhubaneswar-13, Odisha.

2. The requisite particulars are as under:-

- (a) Name: Z HARSHAPRIYA ✓
- (b) Address: Plot No-M-4/34, Acharya Vihar, Bhubaneswar-13 ✓
- (c) Copy of registration certificate as: Partnership firm. ✓
- (d) Major activities: Real-estate Broker ✓
- (e) Contact Details: Mob: 91-9437014610, 0674-2540806, Email: zestates@zestates.in ✓
- (f) Name, Photograph, contact details and address of: Partners ✓



Name: Tapan Kumar Mohanty
Mob: 9437480000
Address: Plot No. M-4/34,
Acharya Vihar, Bhubaneswar



Name: Chetan Kumar Tekriwal
Mob: 9437470000
Address: Plot No. M-4/34,
Acharya Vihar, Bhubaneswar

10/977
1,00,000/-
24/5/18
857460

OS.D (esm)
Pl. accept the
draft for 1,00,000/-
(one lakh only).
Mau Se
24/05/18

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- ✓ (iii) Particular of registration as partnership firm Including the Partnership deed.
- (iv) Authenticated copy of the address proof or the place of business; Registration Certificate. (Enclosed herewith) -
- (v) Details of registration in any other State or Union Territory; No
- (vi) Any other information as specified by regulations. Not required

only Regd. Certificate

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

- ✓ (i) Demand Draft No. 168478 dated 23-05-2018 for a sum of Rs. 1,000,00/-, in favour of ODISHA REAL ESTATE REGULATORY AUTHORITY, drawn on Axis bank as registration fee as per sub-rule (2) of rule 8.
- ✓ (ii) Authenticated copy of the PAN card of the real estate agent; ENCLOSED HEREWITH
- (iii) Authenticated copy of the registration as a real estate agent in any other State or Union Territory, (Not applicable).

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

Dated: 24th May 2018

Place: Bhubaneswar

Yours Faithfully,

For Z HARSAPRIYA

Signature and seal of the applicant(s)

Partner

ENCLOSED

- ① D.D. NO. 168478 Dt 23/5/18 Rs 1,00,000.
- ② ON AXIS BANK
- ③ PARTNERSHIP DEED Xerox copy
- ④ PARTNERSHIP REGISTRATION Certificate Xerox copy
- ⑤ Z HARSAPRIYA PAN CARD Xerox copy