



**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/0035/2018** to **"M/s. Baral Estates (OPC) Pvt. Ltd."**, having its registered office at Flat No.304, Saikrupa Residency, Patrapada, Bhubaneswar, 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 **01.10.2018** and ending with **30.09.2021** 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 : 01.10.2018
Place : Bhubaneswar


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

Reg of Agent
190
12/02/2018

FORM-E

(SEE RULE -9)



APPLICATION FOR REGISTRATION OF REAL ESTATE AGENT.

To,

The Real Estate Regulatory Authority,

Bhubaneswar,

ODISHA.

B.D. of Rs 1,00,000/-
is enclosed -
Saikrupa
12/2/18
VCS/N.R.
D.S. (C.M.)
Pl. accept the draft
as cited

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 there under.

1. M/S **BARAL ESTATES (OPC) PVT. LTD.** Having its registered office at ,Flat no -304, SAIKRUPA RESIDENCY, Patrapada, Bhubaneswar, Odisha.

2. The Requisite Particulars are as under:-

(i)

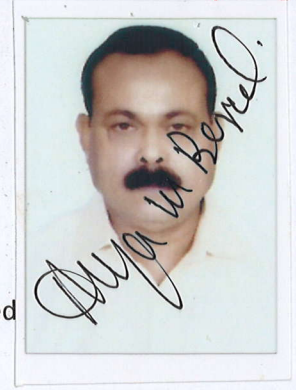
- (a) Name- M/S Baral Estates (OPC) pvt Ltd. ✓
- (b) Flat No -304, Saikrupa Residency, Patrapada.BBSR.
- (c) Company Registration certificate.(Attached)
- (d) Major activity:- sale and purchase of Plots, Land, farm house, Independent House, Apartment, Duplex, commercial complex etc.
- (e) Contact Details- 9937428628, 0674-2475928, fcubaral@gmail.com. ✓
- (f) Name of Director- Akshaya kumar Baral. 9937428628. 102 BN Residency, Patrapada, ✓
Bhubaneswar, Odisha.

(g) D.D. NO 671351 dt 05/02/2018 for ₹ 1,00,000/- (One Lakh only) attached for Reg. fees of Agent.

BARAL ESTATES (OPC) PVT. LTD.

Akshaya Kumar Baral
DIRECTOR

6/552
Rs. 1,00,000/-
Rupees one lakh only
15/2/2018
100000/-



(II)Particulars of registration attached:- MOA and AOA of company. Hard copy attached

(III)Authenticated copy of address proof:- Electric Bill Attached. ✓

(iv)Details of registration in any other state- N/A.

(VI)Any other information as specified by by regulations- N/A.

3.We enclose the following documents along with, namely:-

- (i) Demand Draft No. 671351 dated. 5/2/18 For a sum of Rs. 100000/- (One Lakh only)
In favor of ORERA, drawn on Kotak Mahindra Bank
bank as registration fee as per sub-rule(2) of rule 8. Bhubaneswar.
- (ii) Authenticated copy of PAN card of company attached. ✓
- (iii) Authenticated copy of registration in any other state,- N/A. ✓

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

Dated.
Place-

12/02/2018

Bhubaneswar

Yours Faithfully,

BARAL ESTATES (OPC) PVT. LTD.

Durga in Baral
DIRECTOR