



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/0036/2018** to **Shri Subrat Kumar Nayak** having his registered address at Kalfa Bazar, Cuttack-753002, Dist. Cuttack, 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 **20.11.2018** and ending with **19.11.2021**, 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 :20.11.2018
Place :Bhubaneswar

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

Secretary
Odisha Real Estate Regulatory Authority

Form 'E'
(see rule 9)

APPLICATION FOR REGISTRATION OF REAL ESTATE AGENT



To

The Real Estate Regulatory Authority (Name of Place)

Odisha B.B.S.R

Sir,

[I/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 _____ State in terms of the Act and the rules and regulations made thereunder,

1. [in the case of an individual] [Mr./Ms.] SUBRAT KU NAYAK son of
[Mr./Ms.] NAUPENDRA KUNAYAK [Tehsil] CUTTACK District CUTTACK
State ODISHA.

OR

[in the case of a firm / society / company etc.] AGENT [firm / society / company etc.] _____ having its [registered office / principal place of business] at CUTTACK.

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] SUBRAT KU NAYAK

(b) Father's Name NAUPENDRA KU NAYAK

(c) Occupation BUSINESS

(d) Address KAFELA BAZAR CUTTACK - 753002

(e) Contact Details (Phone number, e-mail, Fax Number etc.) 9887055719

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

OR

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

(a) Name

(b) Address

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

- (d) Major activities
- (e) Contact Details (Phone number, e-mail, Fax Number etc.)
- (f) Name, photograph, contact details and address of [partners / directors etc.]
- (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;
- (iv) Authenticated copy of the address proof or the place of business;
- (v) Details of registration in any other State or Union Territory;
- (vi) Any other information as specified by regulations.

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

- (i) Demand Draft No. 128480 dated 16/4/2018 for a sum of Rs. 10,000/-, in favour of _____, drawn on _____ bank 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. etc.);
- (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.

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] therefrom.

Dated: 16.04.2018

Place: Cuttack

Yours faithfully,

Subrat Kumar Nayak

Signature and seal of the applicant(s)