



ODISHA REAL ESTATE REGULATORY AUTHORITY

371, VIVEKANANDA MARG: BHUBANESWAR.

Form 'F'

(Sale Rule 10 (2) of Odisha Real Estate (Regulation & Development) Rules, 2017)

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/0002/2017** to M/s. My Space Realty Pvt. Ltd., having its registered office at : Majhi Sahi, Jobra, Cuttack-753003 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 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 **11/12/2017** and ending with **10/12/2020**, 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 thereunder.

Dated : 11/12/2017

Place : Bhubaneswar


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

For MYSPACE REALTY PVT. LTD.

Managing Director

MYSPACE REALTY PVT. LTD.

DIRECTOR

Form 'E'
(see rule 9)

APPLICATION FOR REGISTRATION OF REAL ESTATE AGENT

To
The Real Estate Regulatory Authority (Odisha):
Bhubaneswar.

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 ODISHA State in terms of the Act and the rules and regulations made there under,

1. M/S **MYSPACE REALTY PRIVATE LIMITED** company having its registered office at **Majhi sahi, Jobra, Cuttack,753003** & principal place of business at **House no-13,plot no-386 Sai Aanadam Complex, Sishu Vihar, Patia, Bhubaneswar,751024.**

2. The requisite particulars are as under:-

(i) Status of the applicant, whether [individual / company / proprietorship firm / societies / partnership firm /limited liability partnership etc.]; **Company**

(ii)

In case of [firm / societies / company etc.] — **Company**

- (a) Name-**MYSPACE REALTY PRIVATE LIMITED**
- (b) Address- **MAJHI SAHI,JOBRA,CUTTACK,753003**
- (c) Copy of registration certificate as **company** .
- (d) Major activities-**Real Estate Broking, Consultant, Marketing.**
- (e) Contact Details -**Phone-0674-6533333, Mail-sales@myspacerealty.in.**
- (f) Details of Directos.

1.Name- **Sheik Mairajul HAque (Managing Director)**
Address-**Majhi Sahi, Jobra, Cuttack,753003**
Mob-**9437225243**
Mail Id- mairaj@myspacerealty.com



2. Name- **Sashikant Barik. (Director)**
Address-**B-404,Akruti lifestyle Apartment, Kalaranga, Patia, Bhubaneswar-751024**
Mob-**9437091913**
Mail Id-sashikant@myspacerealty.com



MYSPACE REALTY PVT. LTD.
Managing Director

For MYSPACE REALTY PVT. LTD.

Managing Director

MYSPACE REALTY PVT. LTD.

DIRECTOR

(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; **Attached.**

(iv) Authenticated copy of the address proof or the place of business ;**Attached.**

(v) Details of registration in any other State or Union Territory; **N.A.**

(vi) Any other information as specified by regulations. **N.A**

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

(i) Demand Draft No. 501557 dated 26/07/2017 for a sum of Rs.1,00,000.00 (rupees one lakh only) ,in favour of ODISHA REAL ESTATE REGULATORY AUTHORITY, drawn on **ICICI 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] there from.

Dated: 22/07/2017

Place: Bhubaneswar

For MYSPACE REALTY PVT. LTD.

Yours faithfully,


Managing Director

Signature and seal of the applicant(s)

For MYSPACE REALTY PVT. LTD.


Managing Director

MYSPACE REALTY PVT. LTD.


DIRECTOR

DIRECTOR



ODISHA REAL ESTATE REGULATORY AUTHORITY

BLOCK-A1, 3RD FLOOR, TOSHALI BHAWAN, SATYA NAGAR, BHUBANESWAR-751007

Form 'I'

**[See Rule 11(4)] of the Odisha Real Estate (Regulation and Development) Rules-2017]
CERTIFICATE FOR RENEWAL OF REGISTRATION OF REAL ESTATE AGENT**

1. This renewal of registration is granted under section 9 to **MY Space Realty Pvt. Ltd.** having its registered office at **A/295, Saheed Nagar, Bhubaneswar-751007, Dist. Khordha, Odisha** in continuation to registration certificate bearing **No.ORA/0002/2017**.
2. This renewal of 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 not maintain and preserved such books of account, records and documents as provided under rule, 13;
 - (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 thereunder;
 - (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. Certificate for renewal of registration is valid upto **09.12.2023**.
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 herein, as per the Act and the rules and regulations made thereunder.

Place: Bhubaneswar

Date : 19.04.2021.

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

Secretary

Odisha Real Estate Regulatory Authority

For MYSPACE REALTY PVT. LTD.

Managing Director

MYSPACE REALTY PVT. LTD.

DIRECTOR