



ODISHA REAL ESTATE REGULATORY AUTHORITY
Block-A1, 3rd Floor, Toshali Bhawan, Satya Nagar,
Bhubaneswar-751007



Form 'F'

(See Rule 10(2) of Odisha Real Estate (Regulation and Development) Rules-2017)

REGISTRATION CERTIFICATE OF REAL ESTATE AGENT

1. This registration is granted under section 9 of Real Estate (Regulation and Development) Act, 2016, with registration certificate bearing No. **ORA/0138/2023** to **Nitish Kedia** having its registered office at **Mouza- Pabitradiha Kamargadia, Unit No.- 14, P.S- Sadar Keonjhar Under Sadar Tahasil, Khata No.- 251/317, Plot No.- 805/1279, Keonjhar, Odisha- 758001** 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 **Odisha** state in terms of act and the rules and the regulations made thereunder.
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.
 - (ix) The Real Estate Agent shall comply to **AML & CFT guidelines as communicated by the Directorate General of Audit Indirect Taxes & Customs, New Delhi dtd. 17.02.2023** and shall follow all the provisions of **Prevention of Money Laundering Act, 2002**.
3. The registration is valid for a period of three years commencing from **21-03-2023** and ending with **20-03-2026** unless renewed by the Authority in accordance with the provision of the Act and the regulations made thereunder.
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.

Dated: 21-03-2023,
Place: Bhubaneswar.

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

Additional Secretary
Odisha Real Estate Regulatory Authority