

Association of Bhopal Realtors

MEMBERSHIP APPLICATION FORM

Application No.....

Date.....

Organization Information

Name of applicant :

Company Name:

[] Proprietorship [] Partnership [] Private Ltd. [] LLP

Date of Incorporation.....

Phone No:- 1).....2).....3)

Email Id – Website -

Office Address -

PAN No: GST No: RERA No.

Shop Act no. (Gumasta)..... BMC License No..... CIN No.

MSME Udyog Aadhar no..... REAL ESTATE COURSE/CERTIFICATE (Issuing AUTH.Name)

Professional Registration(if any) (Like Architect/Town Planner/Valuer Reg/Structural Engg.)

Business Specialization -

Members Details

Name-Male [] Female []

Date of Birth Blood Group Qualifications.....

Mobile -1)2)

Residential Address.....

Proposed by	Seconded by
Name.....Sign..... Membership Id.....	Name.....Sign.....Membership Id.....
<p>I/we solemnly declare that (A) all the above mentioned information is true to the best of my knowledge and nothing relevant has been concealed or suppressed.</p> <p>(B) I/we undertake to inform the association in future about the changes that may occur in the information and particulars furnished in the membership application form.</p> <p>(C) I/We hereby apply to become a member of Association of Bhopal Realtors,Bhopal.</p> <p>(D) I/we have read the terms and conditions of the membership and I/We agreed to abide by the rules and regulations, code of ethics, terms and conditions of Association of Bhopal Realtors,Bhopal which may be in force and applicable time to time.</p>	

Applicants Signature Company Seal	Membership Approved Name.....Sign.....
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Code of Ethics and Standards of Practice

Followed by Association of Bhopal Realtors (ABR) Members

ABR, Bhopal members shall continuously strive to become and remain informed on issues affecting real estate and, as knowledgeable professionals, they shall willingly share the fruits of their experience and study with other. They identify and take steps, through the enforcement of this code of ethics to eliminate practices which may damage the public or which might discredit or bring dishonor to the real estate profession.

1. When representing a **buyer, seller, landlord, tenant or any other client** as an agent / realtor, ABR-NARINDIA, BHOPAL members pledge to protect and promote the interests of their client. This obligation to the client is primary, but it does not relive ABR-NARINDIA, BHOPAL members of their obligation to treat all parties honestly.
2. The obligation of ABR-NARINDIA, BHOPAL members to preserve confidential information provided by their clients in the course of any agency relationship continues even after termination of the agency relationship.
3. ABR-NARINDIA, BHOPAL members shall avoid exaggeration, misrepresentation, or concealment of pertinent facts relating to the property or the transaction.
4. ABR-NARINDIA, BHOPAL members may represent the seller / landlord and buyer / tenant in the same transaction only after full disclosure to and with informed consent of both parties.
5. ABR-NARINDIA, BHOPAL members shall not undertake to provide specialized professional services concerning a type of property or service that is outside their field of competence unless they engage the assistance of one who is competent on such types of property or service, or unless the facts are fully disclosed to the client. Any persons engaged to provide such assistance shall be so identified to the client and their contribution to the assignment should be set forth.
6. ABR-NARINDIA, BHOPAL members shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. ABR-NARINDIA, BHOPAL members shall not be party to any plan or agreement to discriminate against a person on the basis of race, religion, sex, handicap, familial status or national origin.
7. ABR-NARINDIA, BHOPAL members shall be honest and truthful in their real estate communications and shall present a true picture in their advertising, marketing, and other representations.
8. ABR-NARINDIA, BHOPAL members, in attempting to secure a listing, shall not deliberately mislead the owner of its market value.
9. ABR-NARINDIA, BHOPAL members, when seeking to become a buyer / tenant representative, shall not mislead buyers or tenants as to savings or other benefits that might be realized through use of the ABR-NARINDIA, BHOPAL member's services.
10. ABR-NARINDIA, BHOPAL members shall not undertake to provide professional services concerning a property or its value where they have a present or contemplated interest unless such interest is specifically disclosed to all affected parties.
11. ABR-NARINDIA, BHOPAL members shall not accept any commission, rebate, or profit on expenditures made for their client, without the clients knowledge and consent.
12. ABR-NARINDIA, BHOPAL members, in their real estate employment practices, shall not discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status or national origin.
13. ABR-NARINDIA, BHOPAL members shall not engage in activities that constitute the unauthorized practice of law and shall recommend that legal counsel be obtained when the interest of any party to the transaction requires it.
14. ABR-NARINDIA, BHOPAL members shall not knowingly or recklessly make false or misleading statements about competitors, their business, or their business practices.



**NATIONAL
ASSOCIATION OF
REALTORS - INDIA**



Signature of applicant.....

Terms and Conditions of Membership and Association Rules

Payments-Members are required to make the following payments:

- a. Annual subscription – as per schedule below
- b. Annual dinner contribution/Events/ Conferences – additional charges, as and when due
- c. All payments shall be made by account payee cheque / pay order / demand draft in favor of “ ASSOCIATION OF BHOPAL REALTORS “

1. Application Process –

- a. Person/s wishing to acquire membership must complete prescribed application form and submit it along with the relevant payments and copies of documents, as specified
- b. The application must be proposed & seconded by a current member of ABR-Bhopal
- c. The application shall be placed before Core committee, which will evaluate them and shortlist the applicants. After giving adequate notice, the short-listed applicants will be invited for a personal interview, accompanied by the proposer or seconder.
- d. The Core committee reserves the right to reject an application for membership at any stage without assigning any reason whatsoever. In such cases, the entrance fees, subscription, dinner contribution will be refunded.

- e. The entrance fees, annual subscription, dinner contribution etc. shall be fixed by the Core committee & may be amended at any time by the Core committee.

2. Membership Certification –

- On acceptance of the application by the Core committee, the new member/s will be provided with a membership card and membership certificate in the firm's name which shall remain the property of the ABR-BHOPAL
- Members must present their membership card at each meeting of ABR Bhopal
- Loss / damage of the card must be immediately reported to ABR BHOPAL office in writing
- Membership shall not be transferable, in any manner whatsoever.

3. Attendance of association meetings / programs –

- The members have to compulsorily attend the meetings and gathering organized by ABR -BHOPAL. In case a member does not complete at least 75% of his / her attendance in a year their membership can be terminated on the grounds of absenteeism. A member having genuine reasons can be exempted provided a written application is submitted to Core committee (subject to not more than 3 times a year)
- Only the persons registered with ABR-NARINDIA, BHOPAL as principal applicant and second applicant can attend meetings. Only 2 registered persons shall be permitted to attend. Any other person accompanied by the members shall pay guest charges at prevailing rates

4. General Rules of Conduct -

- Members shall not misuse the name, logo or any other aspect of PROP, NAR- INDIA, World properties or ICREA in any manner whatsoever.
- Disorderly, rude or offensive behavior may result in termination of membership. The Core committee, whose decision shall be final, will determine the interpretation of rules in such cases.
- Members are liable to pay their dues (annual subscription, dinner contribution, etc.) by the specified due date every year.

Signature of applicant

5. Termination / Cancellation of Membership

- The Core committee reserves the rights to terminate the membership of any member without prior notice in the event of any breach of Association rules.
- On the termination of membership, ABR-NARINDIA, BHOPAL shall make no refund to the members.
- Members who wish to cancel their membership must do so in writing giving notice of 30 days before the first day of the financial year for which ABR-NARINDIA, BHOPAL subscription, dinner contribution, etc. are due. On such cancellation, ABR-NARINDIA, BHOPAL shall not be liable to make any refunds, whatsoever. Members failing to give such notice of cancellation of membership will be liable to pay the subscription, dinner contribution for the entire year
- As per clause 4(a) above (for attendance), attendance shall be strictly adhered to by members, failing which the Core committee may terminate the membership without refund of any fees for the entire year

7. General Rules

- The Core Committee reserves the absolute and complete rights to modify, revoke, add or delete to these Conditions & Rules at any time without prior notice
- The rules stated above are only the principal conditions of membership & the Association
- The Core Committee shall be at liberty to frame separate sub rules of the Association
- The Bye-laws & Memorandum of Association shall be binding on all members

8. Any suggestions / grievances, if any, should be given in writing to the Association office –

<u>SCHEDULE OF MEMBERSHIP FEES YEAR 2024 -25</u>	
1. Annual Subscription including NAR India Fees (GST Include)	Rs.10000 / -
2. One time Joining Fees	Rs.10000 / -
Total Amount	Rs.20000 / -

Annexure – A

Checklist of documents to be attached along with this form

Self attested copies of following documents -

- Dully filled Membership Form**
- Highest Education Qualification Certificates**
- Cheque of Annual Membership**
- Shop Act Certificates/Gumasta certificate**
- 2 Colour Photographs**
- Company PAN or Individual PAN**

7. Aadhar/voter id or any valid address proof
8. Visiting card
9. Bhopal Municipal Corporation License
10. ITR RETURN SHOW REALESTATE RELATED WORK
11. RERA REGISTRATION CERTIFICATE
12. GST Registration Number
13. Company Incorporation

