

REAL ESTATE REGULATORY AUTHORITY FOR NCT OF DELHI

2nd Floor, North Wing, Shivaji Stadium, Annexe Building, Shaheed Bhagat Singh Marg, New Delhi-110001.

No: F.2(657)AG/RERA/2023/6128

Date: 24/03/2023

REGISTRATION CERTIFICATE OF REAL ESTATE AGENT

FORM 'H'
[See rule 9 (2)]

- 1 This registration is granted under section 9 of Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as 'the Act') with registration certificate bearing No. **DLRERA2023A0032** to **Sh. SAWAN KUMAR MALHOTRA, S/O Sh. SURESH KUMAR MALHOTRA** having his place of business at 1/536-1/8, 4TH Floor, Street No. 5, Friends Colony Industrial Area, Jhilmil, Shahdara, Delhi-110095, 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 National Capital Territory of Delhi in terms of the Act and the rules and 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/herself/themselves 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. This registration is valid up to **25.01.2024** due to restricted lease period of business premises. This registration may be re-validated by the Authority upto five years on an application made by the real estate agent, alongwith the proof of extension of lease of business premises to be made one month before the expiry of the present validity in accordance with extant guidelines/regulations of the Authority.
4. For renewal beyond five years, the application shall be made as per the provisions of **RE(RD) Act, 2016** and rules and regulations made thereunder.
5. In case, applicant changes name, address of business premises, registered office, or any other detail/matter, the applicant shall request this Authority for effecting such change in accordance with the guidelines/ regulations made in this regard alongwith requisite processing fee.
6. 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: - 24/03/2023

Place: - New Delhi


(ANSHU KAKAR)
SECTION OFFICER (AGENT)
REAL ESTATE REGULATORY AUTHORITY
For NCT of Delhi

Real Estate Regulatory Authority
NCT of Delhi

2nd Floor, Shivaji Stadium Annexe
Shaheed Bhagat Singh Marg
New Delhi-110001