



CONDITIONS OF REGISTRATION

This registration is granted subject to the following conditions, namely: —

- 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;
- The real estate agent shall maintain and preserve such books of account, records and documents as provided under rule 12;
- The real estate agent shall not involve himself in any unfair trade practices as specified under clause (c) of section 10;
- 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;
- The real estate agent shall provide assistance to enable the allottees and promoter to exercise their respective rights and fulfill their respective obligations at the time of booking and sale of any plot, apartment or building, as the case may be.
- The real estate agent shall comply with the provisions of the Act and the rules and regulations made there under;
- The real estate agent shall not contravene the provisions of any other law for the time being in force as applicable to him;
- The real estate agent shall discharge such other functions as may be specified by the Authority by regulations;
- That this real estate agent certificate will be valid only for the given address;**
- The Agents are required to undergo training organized by HARERA, Gurugram from time to time.
- That in case the Real Estate Agent changes his address of business without prior intimation to the Authority, the Real Estate Agent Certificate will become invalid.**
- That Real Estate Agent will submit the revised rent agreement in case it is extended, failing which penal proceedings will be initiated against the Real Estate Agent.**
- That the real estate agent shall submit/upload details of transactions entered into during the quarter within 15 days of the end of the quarter on a quarterly basis.

VALIDITY OF REGISTRATION

The registration is valid for a period of five years commencing from the date of registration unless renewed by the Authority in accordance with the provisions of the Act or the rules and regulations made thereunder.

REVOCATION OF REGISTRATION

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.

FORM 'REA-II' [See rule 10 (2)]

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM



HARERA
GURUGRAM

NO. RC/HARERA/GGM/4523/4118/2026/558

DATE

24-Jun-2026

REGISTRATION CERTIFICATE REAL ESTATE AGENT

This registration is granted
under section 9 of
the Real Estate (Regulation & Development) Act, 2016
to

Mr. SANJAY MANGLA

COMMERCIAL SHOP NO. 65-66, 2nd Floor, Choudhary Industrial Garment
Machine, SECTOR-37, UDYOG VIHAR- PHASE VI, KHANDSA
District - Gurugram
Haryana - 122001

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 Haryana State
in terms of the Act and
the rules and regulations made thereunder;



Mr. Sanjay Mangla
(Individual)



Dated: 24-Jun-2026
Place: Gurugram

(Anu)
Secretary
Haryana Real Estate Regulatory
Authority, Gurugram



Sub: Rejection of application in individual category and grant of certificate Sole Proprietor category

1. It is submitted that the applicant Sanjay Mangla (Agent temp no.6535) applied for registration as real estate agent with the Authority vide application dated 01.06.2026 upon payment of fee of Rs. 50,000/-.
2. The applicant was issued real estate agent certificate No. RC/HARERA/GGM/4523/4118/2026/558 dated 24.06.2026.
3. Meanwhile, the agent simultaneously applied for registration as Sole Proprietor upon submission of prescribed fee i.e. Rs. 50,000/- in the name Topaz Estates (6586).
4. Now, upon reconciliation of payments it is found that the transaction number of payment in both the applications is same and it is pertinent to note here that upon payment of prescribed fee one RC can be issued to the applicant.
5. The applicant has now submitted an application which states as under:
It is submitted that kindly my individual license be cancelled. Kindly process my proprietorship firm license"
6. Now, the matter is submitted for cancellation of License no. RC/HARERA/GGM/4523/4118/2026/558 dated 24.06.2026 issued in "Individual category" to avoid issue of registration number to the same individual in two categories upon payment of prescribed fee i.e. Rs. 50,000/-.

The same fee may be adjusted for sole proprietor
Approved.

A Pandey
14.7.26
Assistant Secretary

Secretary

Asst Secy

14/7/26

To
The (HCS) Secretary
Haryana Real Estate Regulatory Authority
Gurugram, Haryana

Subject: Request for change of Real Estate Agent Registration
from individual to proprietorship firm.

Respected Sir/Madam

I Sanjay Mangla c/o H.C. Aggarwal R/o Flat No. 1602,
Tower S-A, Suncity Parikrama Sec-20, Panchkula, Haryana
-134116 I applied for Harera Agent License Registration
Temp No. 6535 Dt. 01.06.2026 Having Name Sanjay
Mangla after that I have ably proprietorship firm
Agent file M/s TOPAZ ESTATES, Temp No. 6586
Dt. 16.06.2026. That my individual license or file
^{should} ~~have~~ been cancel. Kindly process my proprietorship
Firm license And Approver my Agent license file
as soon as possible.

Thanking you ~~SANJAY~~ MANGLA
Sanjay Mangla c/o H.C. Aggarwal
Flat No. 1602, Tower S-A, Suncity
Parikrama Sec. 20, Panchkula, Hk
Mob No. 8586814986
Dt 03.06.2026

