



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

### REGISTRATION CERTIFICATE OF REAL ESTATE AGENT

This registration bearing No. **HRERA-PKL-REA-1109-2022 Dated 13.09.2022** is granted under section 9 (3) (a) of the Real Estate (Regulation and Development) Act, 2016 and Rule 10(2) of the Rules 2017 to Sh. Ciril James S/o Sh. Harrison James, Office No. 307, 3rd Floor, Trishla Little, Peer Muchalla, Zirakpur, Tehsil Dera Bassi, SAS Nagar (Mohali), Punjab 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 State in terms of the Act and the rules and regulations made thereunder,

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

- (i) He shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (ii) He 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;
- (iii) He shall maintain and preserve such books of account, records and documents as provided under Rule 13;
- (iv) He shall not involve himself in any unfair trade practices as specified under Section 10 (c) of the Act;



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- (v) He 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;
- (vi) He shall provide assistance to enable the allottees and promoters 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.
- (vii) He shall not contravene the provisions of any other law for the time being in force as applicable to him;
- (viii) He shall discharge such other functions as may be specified by the Authority by regulations;

The registration is valid for a period of five years from the date of the said registration.

If the abovementioned 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.

  
**Dilbag Singh Sihag**  
Member

  
**Rajan Gupta**  
Chairman