

**HARYANA REAL ESTATE REGULATORY AUTHORITY,
HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109**

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

**REGISTRATION CERTIFICATE OF REAL ESTATE AGENT
(Regd. No.20 of 2017 dated 25.07.2017)**

Philby Real Estate
1108 Lower Ground,
Sector 47, Gurgaon-122001

Memo No. HRERA (Reg.)73/2017/ 166

Dated 25.07.2017

Subject: Registration of Real Estate Agent (Philby Real Estate.) under the provision of Real Estate (Regulation and Development) Act, 2016 and HRERA Rules, 2017

Your application dated 13th July, 2017 for registration with Haryana Real Estate Regulatory Authority (HRERA) has been examined and found in order. Hence, this registration certificate is, hereby, granted under the provision of Section 9 (3) (a) of the Real Estate (Regulation and Development) Act, 2016 and Rule 10(2) of Rules 2017, subject to the following terms and conditions, namely:-

- (i) The real estate agent shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (ii) 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;
- (iii) The real estate agent shall maintain and preserve such books of account, records and documents as provided under Rule 13;
- (iv) The real estate agent shall not involve himself in any unfair trade practices as specified under Section 10 (c) of the Act;
- (v) 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;
- (vi) The real estate agent shall provide assistance to enable the allottees and promoters 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.
- (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 promoter shall pay the registration fees as per final rules and comply with other conditions required to be imposed in view of provisions of final HRERA Rules, 2017.
3. The registration is valid for a period of five years commencing from 25.07.2017 and ending with 24.07.2022.
4. In case, any of above mentioned conditions stands violated by the real estate agent at any time, the Authority may take appropriate action against the real estate agent including revoking the registration granted to him, as per the provisions of the Act and the rules and regulations made thereunder.



Executive Director
HARYANA REAL ESTATE REGULATORY AUTHORITY