

**REAL ESTATE REGULATORY AUTHORITY**

National Capital Territory of Delhi  
2<sup>nd</sup> Floor, Shivaji Stadium Annexe,  
Shaheed Bhagat Singh Marg, New Delhi-110001

**Coram:**

**Mr. Anand Kumar, Chairperson**

**Mr. Ramesh Chandra, Member**

**Mr. Ajay Kumar Kuhar**

**Subject: To decide on the question of period of registration of the Real Estate Agents.**

**Order**

18.04.2022

- i. The Authority as per the Real Estate (Regulation and Development) Act, 2016 has been mandated to register the Real Estate Agents which as per section 2 (zm) mean the following:  
  
*“real estate agent” means any person, who negotiates or acts on behalf of one person in a transaction of transfer of his plot, apartment or building, as the case may be, in a real estate project, by way of sale, with another person or transfer of plot, apartment or building, as the case may be, of any other person to him and receives remuneration or fees or any other changes for his services whether as a commission or otherwise and includes a person who introduces, through any medium, prospective buyers and sellers to each other for negotiation for sale or purchase of plot, apartment or building, as the case may be and includes property dealers, brokers, middlemen by whatever name called.*
- ii. For grant of registration Real Estate Agents are required to apply to Authority in Form ‘G’ as per Rule 8 of the National Capital Territory of Delhi Real Estate (Regulation and Development) (General) Rules, 2016. The Authority can grant registration to a Real Estate Agent and issue Registration Certificate in Form ‘H’ under Rule 9(2) or reject the application for registration in Form ‘I’ under Rule 9(3).
- iii. Under Rule 9(4) the registration should be valid for a period of five years.
- iv. In NCT of Delhi as per Master Plan Delhi 2021, no Real Estate Agent can work from residential areas. Considering this, Real Estate Agents are required to carry their business from commercial areas/spaces. We have noticed that many applicants submit rent/lease agreement for limited duration which is for

11 months in most cases. The reason given by them for limited period of lease is unwillingness on part of the owners.

- v. Since, the Real Estate Agents can only be registered at a given address, keeping in view the constraints of limited period of lease furnished by most of the applicants, and provision made under Rule 9(4), we order the following;
  - a. The Authority will register Real Estate Agents for a period of five years at a time or the period of lease of commercial space from where he/she/they would be carrying out Real Estate business. If registration is granted for the period of lease, such registrations would be re-validated upon extension of lease periods upto five years without payment of renewal fee on submission of fresh Lease agreement for the premises.
  - b. In case the Real Estate Agent changes his/her/their place of business he/she/they will have to apply afresh in accordance with law.

A K Kuhar  
Member

Ramesh Chandra  
Member

Anand Kumar  
Chairman