

All you need to know about RERA Compliances for Agents

by RERA Filing
www.rerafiling.com



What is an agent in RERA?

As per section 2(zm) “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 charges for his services whether as 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



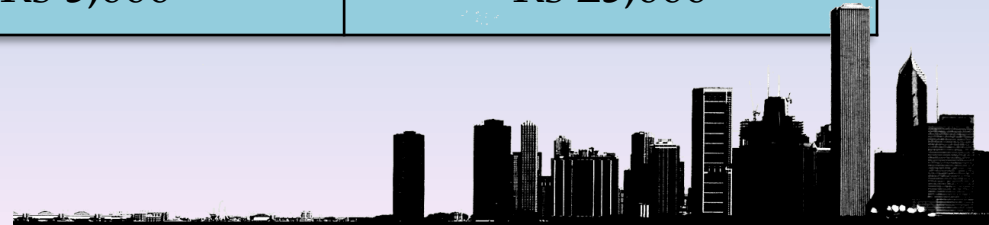
Registration of Real Estate Agent

- No real estate agent can facilitate the sale/purchase of properties in a real estate projects registered u/s 3 of the Act without obtaining registration under section 9.
- Every real estate agent shall make an application to the Authority for registration in such form, manner within such time and accompanied by such fee and documents as may prescribed in respective State' s rules.
- The Authority shall grant a single registration to real estate agent for the entire State or Union territory.
- The registration number will be valid for 5 years
- Every registered real estate agent shall quote his registration number in every sale facilitated by him under this Act.
- The Authority shall display following information about registered real estate agent at its website



Agent Registration fees

State	Individual	Other than individual
Andaman and Nicobar Island	Rs 10,000	Rs 50,000
Andhra Pradesh	Rs 10,000	Rs 50,000
Bihar	Rs 10,000	Rs 50,000
Chandigarh	Rs 10,000	Rs 50,000
Chhattisgarh	Rs 10,000	Rs 50,000
Daman and Diu	Rs 10,000	Rs 50,000
Delhi	Rs 10,000	Rs 50,000
Goa	Rs 10,000	Rs 1,00,000
Gujarat	Rs 10,000	Rs 50,000
Himachal Pradesh	Rs 5,000	Rs 25,000



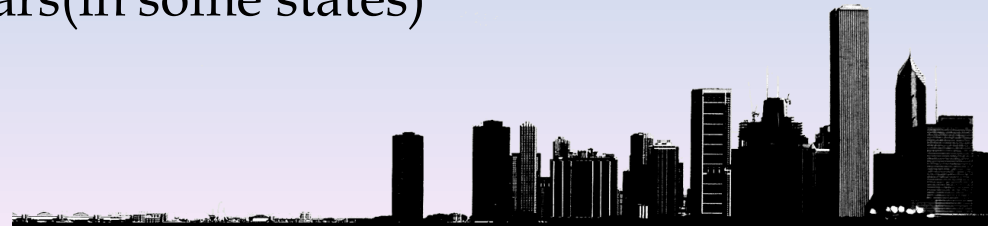
Agent Registration fees

State	Individual	Other than individual
Jharkhand	Rs 25,000	Rs 2,50,000
Karnataka	Rs 25,000	Rs 2,00,000
Maharashtra	Rs 10,000	Rs 1,00,000
Madhya Pradesh	Rs 10,000	Rs 50,000
Punjab	Rs 5,000	Rs 25,000
Rajasthan	Rs 10,000	Rs 50,000
Tamil Nadu	Rs 25,000	Rs 50,000
Telangana	Rs 10,000	Rs 50,000
Uttarakhand	Rs 25,000	Rs 2,50,000
Uttar Pradesh	Rs 25,000	Rs 2,50,000
West Bengal	Rs 25,000	Rs 2,50,000



Documents for RERA Registration

- Brief details of his enterprise including name, registered address, type of enterprises
- Particulars of registration as proprietorship, society, partnership, company etc. Including bye-laws, MOA, AOA etc.
- Name, address, contact details and photograph of the real estate agent
- Authenticate copy of PAN card
- Authenticate copy of address proof, contact number, email Id of real estate agent & its officials
- Income Tax Returns for last 3 years(in some states)



Roles and Responsibilities in RERA

- Not facilitate the sale or purchase of any plot, apartment or building, in a real estate project or part of it, being sold by the promoter in any planning area, which is not registered with the RERA Authority
- Maintain and preserve such books of account, records and documents as may prescribed
- Not involve himself in any unfair trade practices
- Facilitate the possession of all the information and documents, as the allottee, is entitled to, at the time of booking of any plot, apartment or building
- Discharge such other functions as may be prescribed in rules
- RERA Registration number should be mentioned in every marketing collateral.



Revocation and suspension of agent license

- If an agent commits breach of any of the condition or any terms and condition of rule and regulation or misrepresentation or fraud.
- No such revocation or suspension shall be made by the Authority unless an opportunity of being heard has been given to the real estate agent.

CANCELLED



Offences and Penalty

- **Non registration-** Rs 10,000 for everyday during which default continues
- **Other Offences-** Upto 5% of cost of plot or apartment or building for which sale has been facilitated



RERA Filing Services

Project Registration

Agent Registration

Quarterly Compliances

RERA Training

Agreement Drafting

RERA Consultancy

Advertisement Guidance

Staff Sales Training

Transaction support



RERA FILING PRESENCE

Head Office

252B, Sant Nagar, East of kailash
New Delhi- 110065.

Bangalore

12/1, DP Block, Marappa Garden,
Benson Town, Bangalore, 560046

Hyderabad

G6, Oasis Plaza, Tilak Road, Abids,
Hyderabad

Jaipur

F-123 Dhanshree tower, 2nd central spine
Vidhyadhar Nagar, 302039

Mumbai

Shop No. 6, Heena Arcade, S.V.Road
Jogeshwari West, Mumbai

Pune

Office P-9, Dhanraj Park, Near Ambience
Hotel, Kaspatewasti, Wakad, 411057

Surat

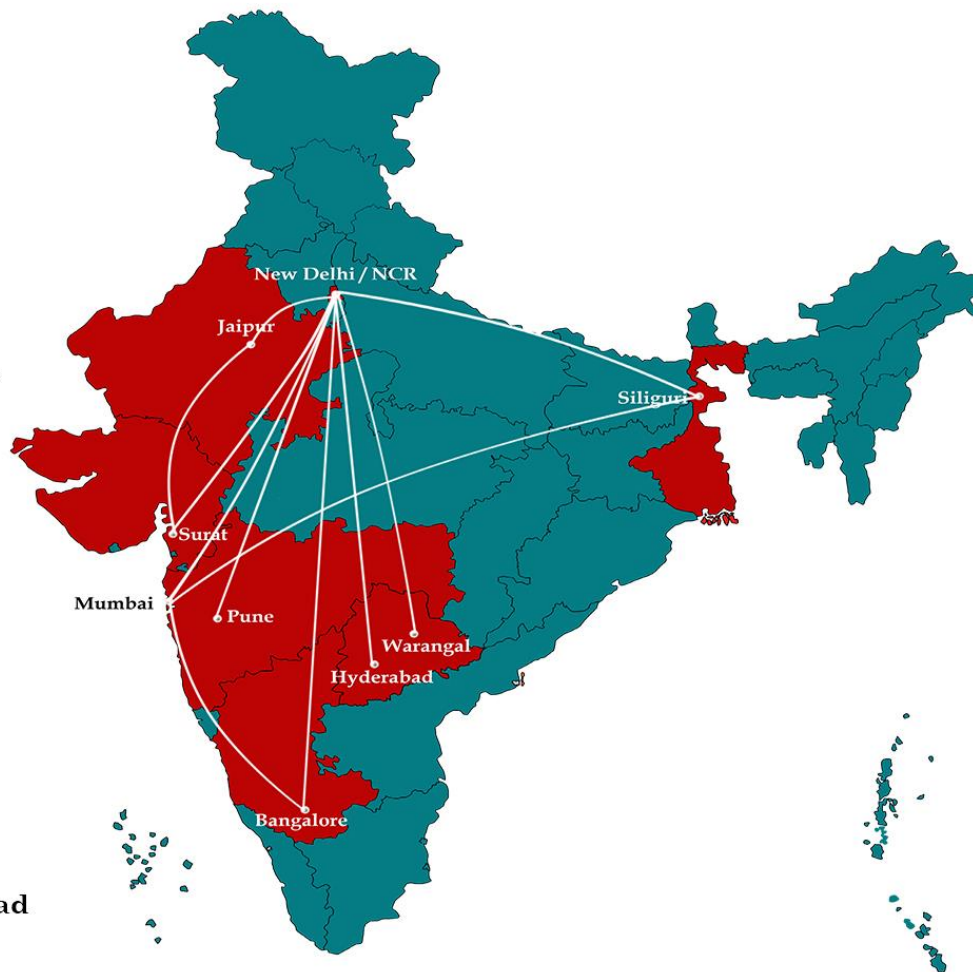
306, 3rd Floor, Wood Square, Above SBI
L.P. Savani Road, Adajan

Siliguri

Sanat Trade Center, 1st Floor, Sevoke Road
Siliguri - 734001, West Bengal

Warangal

1-7-878/3, Jayaeree Enclave, Hunter Road,
Hanamkonda, Warangal Urban, Telangana - 506001



Need More Please stay in touch

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