

FREQUENTLY ASKED QUESTIONS (FAQs)

1. Is a Central registration as an agent possible? Institutional brokers having a national footprint will find it convenient and useful if there were a single window registration possible.

Ans: As per provisions of Section 9 of this Act, every real estate agent, who shall facilitate the sale or purchase of any plot, apartment or building in a real estate project, is required to be registered with the Real Estate Regulatory Authority, established by each State Government (under section 20), which may grant a single registration certificate to the real estate agent for the entire State. Since a separate Real Estate Regulatory Authority is to be established by one or more States, hence central registration of real estate agents by a Single Real Estate Regulatory Authority to facilitate their sale or purchase in all the State of Union of India, is not possible. The Real Estate Agent is required to get himself registered with such Real Estate Regulatory Authority, under whose jurisdiction he wants to work. Otherwise also clause (a) of sub-section (3) of Section 9 provides as under:-

“9.(3) The Authority shall, within such period, in such manner and upon satisfying itself of the fulfilment of such condition, as may be prescribed-

(a) grant a single registration to the real estate agent for the entire State of Union territory, as the case may be”

2. Do the brokers also have a window period of 90 days (31st July) like the promoters to ensure that registration is completed?

Ans: Real Estate Agents (Brokers) have no window period to get themselves registered with the Real Estate Regulatory Authority and they can get themselves registered any time. But as per provisions of Section 9 of this Act, no real estate agent can facilitate the sale and purchase of plots or apartments or building in a real estate project, unless and until he gets himself registered with the Authority.

3. Some of the states have notified rules while some have appointed regulatory authorities but don't have a clear registration process yet (Uttar Pradesh, Delhi, Gujarat, etc.) Could we have more clarity on the registration process for agents?

Ans: State of Punjab is also in the process to notify Real Estate (Regulation and Development) Rule, 2017 very shortly. These rules, when notified in the State of Punjab, will clearly demonstrate the procedure for registration of real estate agents.