



REAL ESTATE REGULATORY AUTHORITY
PUNJAB

CERTIFICATE

OF



This registration is granted under section 9 of the Real Estate (Regulation and Development), Act 2016 with registration certificate bearing No.: **PBRERA-LDH45-REA2560** to

M/s. **Sam Realtors** place of business at **SCO No. 12, Omaxe Royal Street Sector Satara, Omaxe Royal Residency, Pakhowal Road, Ludhiana, Punjab - 142022**, 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 of Punjab in terms of the Act and the Rules and Regulations made there under,

2. This registration is granted subject to the following conditions, namely:-
 - i. 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 Real Estate Regulatory Authority, Punjab;
 - ii. The real estate agent shall maintain and preserve such books of account, records and documents as provided under Rule 13 of Punjab State Real Estate (Regulation and Development) Rules, 2017;
 - iii. The real estate agent shall not involve himself in any unfair trade practices as specified under clause (c) of section 10 of the Act;
 - iv. The real estate agent shall provide assistance to enable the allottee and promoter 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, as provided under Rule 14 of Punjab Real Estate (Regulation & Development) Rules, 2017;
 - v. The real estate agent shall comply with the provisions of the Act and the Rules and Regulations made thereunder;
 - vi. The real estate agent shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;
 - vii. The real estate agent shall discharge such other functions as may be specified by the regulatory authority by Regulations;
3. The registration is valid for a period of five years commencing from **04-Jun-2024** and ending with **03-Jun-2029** unless renewed by the regulatory authority in accordance with the provisions of the Act or the Rules and Regulations made thereunder.
4. If the above mentioned conditions are not fulfilled by the real estate agent, the regulatory 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.

Dated: 18-Jun-2024
Place: Chandigarh


Charandeep Singh Maan
Secretary, RERA, Punjab