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

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

HARERA
GURUGRAM

NO. RC/HARERA/GGM/4872/4467/2026/907	
DATE	**12-Oct-2026**

REGISTRATION CERTIFICATE

REAL ESTATE AGENT

This registration is granted
under section 9 of
the Real Estate (Regulation & Development) Act, 2016
to

M/s. EXPANDER SPACES PRIVATE LIMITED

148, First Floor, Centrum Plaza, Sector 53,, Gurugram
District - Gurugram
Haryana - 121984

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 Haryana State
in terms of the Act and
the rules and regulations made thereunder;



Parveen Kumar
(Director)



Sanju Yadav
(Director)

HARERA
GURUGRAM

Dated: 12-Oct-2026
Place: Gurugram

(Anu)
Secretary
Haryana Real Estate Regulatory
Authority, Gurugram

CONDITIONS OF REGISTRATION

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 Authority;
ii. The real estate agent shall maintain and preserve such books of account, records and documents as provided under rule 12;
iii. The real estate agent shall not involve himself in any unfair trade practices as specified under clause (c) of section 10;
iv. 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;
v. The real estate agent shall provide assistance to enable the allottees and promoter to exercise their respective rights and fulfill their respective obligations at the time of booking and sale of any plot, apartment or building, as the case may be.
vi. The real estate agent shall comply with the provisions of the Act and the rules and regulations made there under;
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. That this real estate agent certificate will be valid only for the given address;
x. The Agents are required to undergo training organized by HARERA, Gurugram from time to time.
xi. That in case the Real Estate Agent changes his address of business without prior intimation to the Authority, the Real Estate Agent Certificate will become invalid.
xii. That Real Estate Agent will submit the revised rent agreement in case it is extended, failing which penal proceedings will be initiated against the Real Estate Agent.
xiii. That the real estate agent shall submit/upload details of transactions entered into during the quarter within 15 days of the end of the quarter on a quarterly basis.

VALIDITY OF REGISTRATION

The registration is valid for a period of five years commencing from the date of registration unless renewed by the Authority in accordance with the provisions of the Act or the rules and regulations made thereunder.

REVOCATION OF REGISTRATION

If the above mentioned conditions are not fulfilled by the real estate agent, the 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.