

How to become a Registered Real Estate Agent in India

To become a real estate agent in India, you must register with your state's Real Estate Regulatory Authority (RERA) to obtain a mandatory registration number, which is valid for five years. The process involves submitting PAN, Aadhaar, address proof, and paying fees (often ₹10,000–₹50,000) through the state's RERA website. Training, professional tax registration (PTR), and joining a brokerage are also recommended to ensure legal compliance.

Steps to Become a RERA-Registered Agent in India

1. **Meet Eligibility Criteria:** You must be an adult, typically requiring a PAN card and proof of address. Some states may require a minimum educational background, though not always mandatory.
2. **RERA Registration (Mandatory):** Under the [Real Estate \(Regulation and Development\) Act, 2016](#), you cannot operate legally without a RERA registration number.
 - Visit your state's RERA website (e.g., MahaRERA for Maharashtra).
 - Fill out the application form with personal and business details.
 - Upload required documents: PAN card, Aadhaar card, address proof (business & personal), and photos.
 - Pay the registration fee, which varies by state.
3. **Obtain Professional Tax Registration (PTR):** As a professional service provider, you must apply for PTR with the respective state tax department.
4. **Complete Training (Recommended):** While not universally required, attending training programs (like those from [REMI](#)) and passing a RERA certification test helps establish credibility.
5. **Set Up Your Business:**
 - Select a specific locality or niche (residential/commercial) to focus on.

- Create business cards and marketing materials featuring your unique RERA registration number, which is mandatory to display.

Requirements and Key Details

- **Validity:** RERA registration is generally valid for five years.
- **Non-Compliance Penalty:** Operating without RERA registration can result in penalties of ₹10,000 per day.
- **Knowledge Base:** A good understanding of local property laws, market trends, and negotiation skills is essential.
- **Networking:** Joining local real estate agent associations can help build contacts.

For specific, up-to-date procedures, always consult your state's official RERA portal.