

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION	)	DOCKET REC E26-CO-002
	)	(REC File No. 10037527)
Complainant,	)	
	)	
v.	)	
	)	CONSENT ORDER
ASHVINKUMAR AJVALIA, licensed New	)	
Jersey real estate broker (Ref. No. 9234404),	)	
	)	
Respondent.	)	

THIS MATTER having been opened to the New Jersey Real Estate Commission (the “Commission”) in the Department of Banking and Insurance, State of New Jersey, upon information that Ashvinkumar Ajvalia (“Ajvalia”) may have violated various provisions of the Real Estate Broker and Salesperson Act of the State of New Jersey; and

WHEREAS Ajvalia is subject to the provisions of the Real Estate Broker and Salesperson Act, N.J.S.A. 45:15-1 to -42 and corresponding regulations, N.J.A.C. 11:5-1.1 to -12.18; and

WHEREAS the staff of the New Jersey Real Estate Commission alleges that Ajvalia may have violated certain provisions of the real estate laws of the State of New Jersey; and

WHEREAS Ajvalia acknowledges that he is aware of his right to a plenary hearing on any violations which the Commission may allege he has committed and of his right to obtain the advice of counsel on the matters to which this Consent Order pertains, he is knowingly and voluntarily waiving those rights; and

WHEREAS Ajvalia has been continually licensed with the Commission since 1993, with no prior record of discipline or consumer complaints; and

WHEREAS the Commission and Ajvalia, in order to avoid the costs and uncertainty of further litigation and to resolve this matter with finality, hereby agree to this Consent Order, fully disposing of all the issues in controversy in this matter with prejudice; and

WHEREAS the terms of this Consent Order were approved by the Commission at a regular meeting on May 19th, 2026; and

IT APPEARING that the matter against Respondent should be resolved upon the consent of the parties, without resort to a formal hearing on the aforementioned violations, and further good cause appearing;

NOW, THEREFORE, IT IS on this 19th day of May, 2026

ORDERED and AGREED that Ajvalia admits the following facts:

- 1. Ajvalia is an actively licensed New Jersey real estate broker since 2003 and is broker of record of Dream Realty of NJ LLC (“Dream Realty”) located at 140 Littleton Road 310-J, Parsippany, NJ 07054; and**
- 2. On or about April 7, 2025, a Commission Investigator conducted a routine regulatory inspection of Dream Realty; and**
- 3. The Investigator discovered that Ajvalia did not have an escrow account for Dream Realty at that time and failed to maintain an escrow account for Dream Realty from April 2020 until April 2025; and**
- 4. During the investigation, Ajvalia explained that he doesn’t hold escrow as a general business practice; and**
- 5. Ajvalia was fully cooperative with the investigation and is currently in compliance with maintaining an escrow account; and it is further**

ORDERED and AGREED that based on the above facts, Ajvalia admits to the following:

1. Ajvalia violated N.J.S.A. 45:15-12.5(a) and N.J.A.C. 11:5-5.1(a) by failing to maintain an escrow account for the aforementioned time.

Based on the above, it is hereby:

ORDERED and AGREED that Ajvalia agrees to pay a fine in the amount of two thousand dollars (\$2,000.00). Ajvalia shall pay the fine within thirty (30) days of the date of the full execution of this Consent Order. The fine shall be payable by certified check, cashier's check, or money order made payable to the "State of New Jersey" and sent to the Division of Anti-Fraud Compliance/Collection Section, Department of Banking and Insurance, P.O. Box 325, Trenton, New Jersey 08625. All unpaid fines will be referred for collection and may result in a lien/judgment being placed on property, interception of state income tax refunds through the Set Off of Individual Liability (SOIL) program in the Division of Taxation, and/or levy on bank accounts; and it is further

ORDERED and AGREED that Ajvalia shall complete three (3) credit hours of continuing education coursework, which shall be comprised of the core topic area "Financial Literacy and Planning." Proof of completion of same shall be submitted to Commission staff within ninety (90) days of the full execution of this Consent Order. Completion of the continuing education prescribed herein shall not count towards the ordinary continuing education requirement for biennial license renewal; and it is further

ORDERED and AGREED that Ajvalia shall complete three (3) credit hours of continuing education coursework, which shall be comprised of the core topic area "Agency." Proof of completion of same shall be submitted to Commission staff within ninety (90) days of the full

execution of this Consent Order. Completion of the continuing education prescribed herein shall not count towards the ordinary continuing education requirement for biennial license renewal; and it is further

ORDERED and AGREED that this Consent Order encompasses only the information in Commission investigation file # 10037527. The Commission reserves the right to take further administrative action if the terms of this Consent Order are not fully complied with or if it obtains any other information that Ajvalia may have violated the Real Estate Broker and Salesperson Act, N.J.S.A. 45:15-1 to -42 or corresponding regulations, N.J.A.C. 11:5-1.1 to -12.18; and it is further

ORDERED and AGREED that the provisions of this Consent Order represent a final agency decision and constitute a final resolution of the violations contained herein.

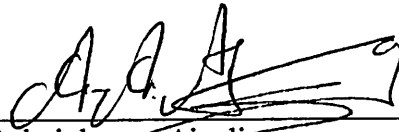
RESPONDENT CERTIFICATION

I, Ashvinkumar Ajvalia, hereby certify that

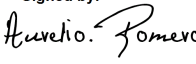
1. I am not under any disability, mental or physical, or under the influence of any medication, intoxicants or other substances that would impair my ability to knowingly and voluntarily execute this Consent Order; and
2. I am entering into this agreement knowingly and voluntarily, that I have not been subject to any coercion or threats regarding the execution of this Consent Order and that other than terms set forth above, no promises, representations or inducements have been made to me to secure my acceptance of the provisions of this Consent Order; and
3. I hereby certify that I have read and agree to the terms and conditions of this Consent Order as set forth above and agree to the entry of this Order.

Consented to as to
Form, Content and Entry

Dated: 05-7th. 2026


Ashvinkumar Ajvalia
Respondent

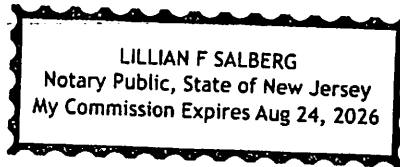
Dated: 5/27/2026

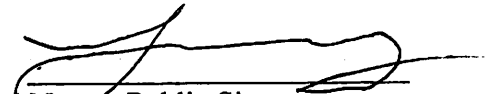
Signed by:

306B5C792A824C4
Aurelio Romero
Executive Director
New Jersey Real Estate Commission

State of New Jersey)
)
County of Morris,)
) SS

On May 7th 2026, 2026 before me, Lillian Salberg,
Notary Public in and for said county, personally appeared Ashvinkumar Ajvalia, (signer) who
has satisfactorily identified himself as the signer to the above referenced document.

(Affix Notary Stamp Here)




Notary Public Signature

My Commission Expires: 08/24/2026

(Notary Seal Here)

(Notary Seal Here)