

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION)	
)	(REC File No. 10015585)
Complainant,)	
)	
v.)	
)	
SIKANDER RANU, New Jersey)	CONSENT ORDER
real estate broker (Ref. No. 0124586))	
)	
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 Sikander Ranu (“Ranu”), a licensed real estate broker, may have violated various provisions of the real estate licensing law of the State of New Jersey; and

WHEREAS Ranu is subject to the provisions of the New Jersey Real Estate Licensing Law, N.J.S.A. 45:15-1 to -29.5 and corresponding regulations; and

WHEREAS the Real Estate Commission staff has alleged that Ranu has violated certain provisions of the laws and regulations governing the conduct of New Jersey real estate licensees; and

WHEREAS Ranu acknowledges that he is aware of his right to a plenary hearing on any violations which the Commission may allege he has committed, he is knowingly and voluntarily waiving the right to a hearing; and

WHEREAS the Commission and Ranu, in order to avoid the costs and uncertainty of further litigation and to resolve the 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 23, 2023; and

ORDERED AND AGREED that Respondent Ranu admits the following facts:

1. Respondent Ranu was first licensed as a real estate salesperson on October 10, 2001. He was first licensed as a broker-salesperson on July 1, 2008. He was licensed as the broker of record of Key Realty, LLC ("Key"), located at 3685A Nottingham Way, Hamilton, New Jersey, 08540 (Ref. No. 1434690) on October 3, 2014; and
2. Real Estate salesperson licensee Eric McRoy ("McRoy") was licensed with Key from March 10, 2015, to May 24, 2022; and
3. Ranu was unable to produce a signed independent contractor agreement ("ICA") regarding McRoy's employment at Key in violation of N.J.A.C. 11:5-4.1(a) and N.J.A.C. 11:5-5.5(a).

ORDERED AND AGREED that Ranu shall pay a fine in the amount of two thousand dollars (\$2,000). 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 the Respondent's 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 this Consent Order encompasses only the information in Commission investigation file #10015585. The Commission reserves the right to take further administrative action if it obtains any other information that Ranu may have violated the New Jersey Real Estate License 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 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; and it is further

ORDERED AND AGREED that by signing below, Ranu confirms that:

- a. He is not under any disability, mental or physical, nor under the influence of any medication, intoxicant or other substance that would impair his ability to knowingly and voluntarily execute this Consent Order; and
- b. He is entering into this agreement knowingly and voluntarily, and that he has not been subject to any coercion or threats regarding the execution of this Consent Order and other than the other terms set forth above, no promises, representations or inducements have been made to her to secure her acceptance of the provisions of this Consent Order.

Dated: 5/26, 2023

Eugenia Bonilla, President
New Jersey Department of Banking and Insurance
New Jersey Real Estate Commission

Dated: 5-18, 2023

Sikander Ranu
Respondent

Subscribed and sworn to before me on this 10TH day of MAY, 2023

Notary Public

