



August 5, 2009

To Sanjay Sharma:

RE: WITHDRAWAL APPLICATION – S.54 REAL ESTATE ACT

Please be advised that on August 5, 2009, your application to withdraw from industry membership pursuant to s. 54 of the *Real Estate Act (REA)* was approved by the Real Estate Council of Alberta.

At the time of your withdrawal application, you were the subject of conduct proceedings to determine whether

- you failed to fulfill your fiduciary duty to a client (*REA* Rule s.41(d))
- you failed to disclose a conflict of interest (*REA* Rule s.41(f))
- you participated in fraudulent or unlawful activities in connection with the provision of services (*REA* Rules s.42(b))

At the time of the withdrawal application approval, there had been no disciplinary hearing, admissions or findings of fact.

By virtue of operation of the *Real Estate Act* Part Three conduct proceedings are discontinued. As you are aware, the approval of your withdrawal application results in your lifetime ban from industry membership.

If you have questions regarding this matter, please contact Jean Flanagan, Director of Legal Services, at the number indicated below.

Yours truly,

*Ralph Salomons*, Chair  
Real Estate Council of Alberta