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REAL ESTATE COMMISSION
BY

BEFORE THE REAL ESTATE COMMISSION
STATE OF NEVADA

SHARATH CHANDRA, Administrator, REAL ESTATE DIVISION, DEPARTMENT OF BUSINESS AND INDUSTRY, STATE OF NEVADA, Petitioner, vs. JENNIFER LEE, Respondent.	**Case No. 2025-546** **RESPONDENT'S COUNSEL'S MOTION TO WITHDRAW AS ATTORNEY OF RECORD AND REQUEST FOR CONTINUANCE OF HEARING** Hearing: November 17–19, 2026

Milan Chatterjee, Esq., of Milann Chatterjee Legal PLLC, attorney of record for Respondent Jennifer Lee ("Ms. Lee"), respectfully moves the Real Estate Commission (the "Commission") for an order (1) permitting him to withdraw as Ms. Lee's attorney of record in this matter, and (2) continuing the hearing presently set for the Commission's November 17–19, 2026 meeting so that Ms. Lee may retain substitute counsel. This Motion is made pursuant to NAC 645.830, NAC 645.840, and Rule 1.16 of the Nevada Rules of Professional Conduct ("RPC"), and is based on the following memorandum of points and authorities, the Declaration of Milan Chatterjee, Esq. (the "Chatterjee Decl.") attached hereto, Exhibit A, and the papers and pleadings on file in this matter.

MEMORANDUM OF POINTS AND AUTHORITIES

I. INTRODUCTION

Counsel brings this Motion for one reason: his own health. Counsel is being treated for severe gastrointestinal issues, is undergoing ongoing medical treatment and further testing, and has a surgery scheduled. His condition prevents him from physically appearing at the November hearing and is a real impediment to preparing Ms. Lee's defense for it. Counsel is a solo practitioner and has

no other attorney in his office who can step in. Under these circumstances, RPC 1.16(a)(2) requires withdrawal, and good cause exists for a continuance under NAC 645.830.

The Motion is made in good faith and not for delay. Counsel has already informed the Division and the Commission of his medical situation, and he has arranged for Ms. Lee to be made whole: the funds she paid are being held in counsel's client trust account and will be refunded to her in full once the withdrawal is granted, so that she can retain new counsel without any financial prejudice.

II. RELEVANT BACKGROUND

1. The Division filed its Complaint and Notice of Hearing against Ms. Lee in Case No. 2025-546. Ms. Lee retained counsel on or about July 25, 2026, and counsel's office filed and served Ms. Lee's Answer to the Complaint on or about August 9, 2026. (Chatterjee Decl. ¶¶ 3–4.)

2. The hearing was originally set for the Commission's August 11, 2026 meeting. On counsel's written request under NAC 645.830, the Commission granted a continuance and reset the matter for its November 17–19, 2026 meeting. (Chatterjee Decl. ¶ 5.)

3. Counsel has since developed severe gastrointestinal issues for which he is receiving ongoing medical treatment. A surgery has been scheduled. (Chatterjee Decl. ¶¶ 6–7.)

4. On October 19, 2026, counsel notified the Commission Coordinator and Deputy Attorney General William C. Peper, counsel for the Division, by email that he must undergo major surgery and cannot attend the November hearing, and requested a continuance. Counsel also spoke with Mr. Peper directly about his illness. (Chatterjee Decl. ¶ 8.)

5. On October 21, 2026, counsel was seen by his medical provider. That visit resulted in additional testing and treatment, which further inhibits counsel's ability to represent Ms. Lee at the hearing. The provider's letter of the same date is attached as Exhibit A. Because of patient-privacy restrictions under HIPAA, the provider's office was able to release only the limited information reflected in that letter. (Chatterjee Decl. ¶¶ 9–10, Ex. A.)

6. Counsel is a solo practitioner. There is no other attorney in his firm who can prepare for or appear at the hearing in his place. (Chatterjee Decl. ¶ 11.)

7. The fees Ms. Lee paid are being held in counsel's client trust account. Upon the Commission's approval of this withdrawal, counsel will refund those funds to Ms. Lee in full and will deliver her complete file to her or to her new attorney. (Chatterjee Decl. ¶¶ 12–13.)

III. LEGAL STANDARD

The Commission's procedural regulations require that motions, unless made during a hearing, be in writing, and that a written motion be served on the opposing party and the Commission at least ten working days before the time set for the hearing on the motion. NAC 645.840(1)–(2). The opposing party may respond within seven working days of receipt. NAC 645.840(3). Service on the Commission may be made at the principal office of the Real Estate Division. NRS 645.050(4).

Withdrawal of counsel is governed by RPC 1.16. Withdrawal is mandatory where "[t]he lawyer's physical or mental condition materially impairs the lawyer's ability to represent the client." RPC 1.16(a)(2). Withdrawal is also permitted where "[o]ther good cause for withdrawal exists." RPC 1.16(b)(7). A lawyer must comply with applicable law requiring notice to or permission of a tribunal when terminating a representation, RPC 1.16(c), and upon termination must take reasonable steps to protect the client's interests, including giving reasonable notice, allowing time for the employment of other counsel, surrendering the client's papers and property, and refunding any advance payment of fees that has not been earned. RPC 1.16(d); see In re Discipline of Sull, 141 Nev. Adv. Op. 46, 574 P.3d 942 (2025) (advance fees must be held in trust until earned and any unearned portion refunded upon termination).

A Commission hearing may be continued "upon the written petition of the licensee . . . for good cause shown, or by stipulation of the parties." NAC 645.830(1). A continuance will be granted where the request "is made in good faith and not merely for delay." NAC 645.830(2).

IV. ARGUMENT

A. Counsel's Medical Condition Requires Withdrawal Under RPC 1.16(a)(2).

Counsel's condition is not a matter of convenience. He is under active treatment for severe gastrointestinal issues, further testing and treatment were ordered at his October 21, 2026 visit, and a surgery has been scheduled. He is physically unable to appear before the Commission on November

17–19, 2026, and the illness and its treatment impede his ability to prepare Ms. Lee's defense for that hearing. (Chatterjee Decl. ¶¶ 6–10; Ex. A.) A physical condition that prevents counsel from appearing at, and preparing for, the dispositive hearing in the case is one that "materially impairs" his ability to represent the client. RPC 1.16(a)(2). In that circumstance the Rule does not merely permit withdrawal; it requires it. At a minimum, the same facts constitute "other good cause" under RPC 1.16(b)(7).

Because counsel is a solo practitioner, there is no partner or associate who can assume the representation. (Chatterjee Decl. ¶ 11.) Ms. Lee's interests are therefore best served by permitting counsel to withdraw now, while there is still time for her to retain new counsel, rather than leaving her represented in name only by an attorney who cannot appear.

B. Withdrawal Will Not Prejudice Ms. Lee or the Division.

Counsel has taken the steps RPC 1.16(d) requires to protect Ms. Lee. He has given her notice of this Motion. The funds she paid are being held in counsel's client trust account, and upon approval of the withdrawal counsel will refund them to her in full, leaving her with the resources to retain substitute counsel. Counsel will also deliver Ms. Lee's complete file to her or to her new attorney promptly upon request. (Chatterjee Decl. ¶¶ 12–13.) Nor is the Division prejudiced: no witness or evidence is lost by a short continuance, and the Division was notified of counsel's condition on October 19, 2026, well before the hearing.

C. Good Cause Exists for a Continuance, and the Request Is Not Made for Delay.

The request for a continuance is made in good faith. NAC 645.830(2). Its sole purpose is to give Ms. Lee a reasonable opportunity to retain new counsel and to allow that counsel to prepare. Ms. Lee did not create this situation; it arises entirely from her attorney's medical condition. Requiring her to appear unrepresented at a disciplinary hearing that may affect her ability to earn a living, because her lawyer became ill, would not serve the Commission's interest in a full and fair hearing on the merits. Counsel accordingly requests that the hearing be continued to the Commission's next regularly scheduled meeting, or to such later date as the Commission deems appropriate.

This Motion is timely. It is being served on the Division and the Commission more than ten working days before the November 17, 2026 hearing, as NAC 645.840(2) requires, and counsel has conferred with Mr. Peper regarding the circumstances that necessitate it.

D. Request for Confidential Treatment of Exhibit A.

Exhibit A contains counsel's personal medical information. Counsel respectfully requests that the Commission maintain Exhibit A as confidential, that it not be included in any publicly posted meeting materials, and that any discussion of counsel's medical condition at the Commission's meeting be limited to what is necessary to decide this Motion.

V. CONCLUSION

For the foregoing reasons, counsel respectfully requests that the Commission enter an order:

1. Granting Milan Chatterjee, Esq. and Milann Chatterjee Legal PLLC leave to withdraw as attorney of record for Respondent Jennifer Lee;

2. Continuing the hearing in this matter from the Commission's November 17–19, 2026 meeting to its next regularly scheduled meeting, or to such later date as the Commission deems appropriate, to permit Ms. Lee to retain substitute counsel;

3. Directing that all further notices and papers in this matter be served on Ms. Lee at the following address until substitute counsel appears: Jennifer Lee, 1045 Puerta Del Sol Drive, Las Vegas, NV 89138 and c/o Realty One Group, Inc. 10750 W. Charleston Blvd., #180, Las Vegas, NV 89135; Telephone: (407) 929-7729; Email: jnlee78@gmail.com; and

4. Maintaining Exhibit A as confidential.

DATED this 21st day of October, 2026.

MILANN CHATTERJEE LEGAL PLLC

By: /s/ Milan Chatterjee, Esq.
MILAN CHATTERJEE, ESQ.
Nevada Bar No. 15159
2620 Regatta Drive, Suite 102
Las Vegas, Nevada 89128
Attorney of Record for Respondent Jennifer Lee

DECLARATION OF MILAN CHATTERJEE, ESQ.

I, Milan Chatterjee, Esq., declare as follows:

1. I am an attorney licensed to practice law in the State of Nevada (Bar No. 15159) and the founding and sole attorney of Milann Chatterjee Legal PLLC, d/b/a Milan's Legal. I am the attorney of record for Respondent Jennifer Lee in this matter. I make this declaration in support of my Motion to Withdraw as Attorney of Record and Request for Continuance of Hearing. I have personal knowledge of the facts stated herein and am competent to testify to them.

2. I have reviewed the foregoing Motion. The factual statements in it are true and correct to the best of my knowledge.

3. Ms. Lee retained my firm on or about July 25, 2026 to represent her in connection with the Division's Complaint in Case No. 2025-546.

4. My office prepared, filed, and served Ms. Lee's Answer to the Complaint on or about August 9, 2026.

5. The hearing was originally set for August 11, 2026. On my written request under NAC 645.830, the Commission granted a continuance, and the hearing was reset for the Commission's November 17–19, 2026 meeting.

6. I am currently being treated for severe gastrointestinal issues. I am under the ongoing care of a medical provider and am undergoing medical treatment for this condition.

7. A surgery has been scheduled in connection with my condition.

8. On October 19, 2026, I sent an email to the Commission Coordinator, Amy Reveyrand, with a copy to Deputy Attorney General William C. Peper, informing them that I must undergo major surgery and cannot attend the November hearing, and requesting a continuance. I also spoke with Mr. Peper directly regarding my illness.

9. On October 21, 2026, I was seen by my medical provider for my condition. That visit resulted in further testing and treatment being ordered. The additional testing and treatment further inhibit my ability to prepare for and represent Ms. Lee at the hearing.

10. A true and correct copy of the letter my provider issued on October 21, 2026 is attached as Exhibit A. Because of patient-privacy restrictions under HIPAA, my provider's office

was able to release only the limited information set forth in that letter. I will make additional information available to the Commission for in camera review if the Commission so requests.

11. I am a solo practitioner. I am the only attorney in my firm. There is no other attorney in my office who can prepare for or appear at the hearing on Ms. Lee's behalf.

12. As a result of my condition, I am physically unable to attend the hearing set for November 17–19, 2026, and my illness and its treatment are an impediment to my ability to prepare Ms. Lee's defense for that hearing.

13. The fees Ms. Lee paid to my firm for this matter are being held in my firm's client trust account. Upon the Commission's approval of my withdrawal, I will refund those funds to Ms. Lee in full. I will also deliver Ms. Lee's complete file to her, or to her new attorney, promptly upon request.

14. I have informed Ms. Lee of my medical condition, of my intention to file this Motion, and of the refund described above. Ms. Lee may be reached at (407) 929-7729 and jnlee78@gmail.com, and at 1045 Puerta Del Sol Drive, Las Vegas, NV 89138 and c/o Realty One Group, 10750 W. Charleston Blvd.,, #180, Las Vegas, NV 89135.

15. This Motion is brought in good faith and not for the purpose of delay. The continuance is requested solely so that Ms. Lee may retain substitute counsel and that counsel may have a reasonable opportunity to prepare.

I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

Executed on October 21, 2026, in Las Vegas, Nevada.

/s/ Milan Chatterjee, Esq.
MILAN CHATTERJEE, ESQ.

CERTIFICATE OF SERVICE

I hereby certify that on the 21st day of October, 2026, I served a true and correct copy of the foregoing RESPONDENT'S COUNSEL'S MOTION TO WITHDRAW AS ATTORNEY OF RECORD AND REQUEST FOR CONTINUANCE OF HEARING, together with the Declaration of Milan Chatterjee, Esq. and Exhibit A, by electronic mail and by depositing the same in the United States mail, first-class postage prepaid, addressed as follows:

William C. Peper, Deputy Attorney General
Office of the Nevada Attorney General
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Attorney for Petitioner, Real Estate Division

Nevada Real Estate Commission
c/o Amy Reveyrand, Commission Coordinator
Nevada Real Estate Division
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Las Vegas, Nevada 89102
AReveyrand@red.nv.gov; realest@red.nv.gov
(Service on the Commission pursuant to NRS 645.050(4))

Jennifer Lee
1045 Puerta Del Sol Drive
Las Vegas, NV 89138

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10750 W. Charleston Blvd., #180
Las Vegas, NV 89135
jnlee78@gmail.com
Respondent

/s/ Milan Chatterjee, Esq.
An employee of Milann Chatterjee Legal PLLC