

पश्चिम बंगाल WEST BENGAL

80AB 287849



BEFORE THE NOTARY PUBLIC
24-Parganas (North)

TO WHOMSOEVER IT MAY CONCERN

I, **SRI RATNANKUR SENGUPTA**, son of Late Ratan Sengupta, aged about 47 years, residing of 422, 2½ No. Motilal Colony, Kolkata – 700 081, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700 081, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

1. That the Agreement for sale/Builder buyer agreement of our Project "MADHUMALANCHA" is in accordance to Annexure-A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of the terms and conditions of the Agreement for sale presented by us violate the provisions of the Real Estate (Regulation & Development) Rules, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.

ক্রমিক নং 756 তারিখ 6/4/23

মূল্য : 101- Ajit Das
ADVOCATE

ক্রেতা : Calcutta High Court

ঠিকানা :

ভেণ্ডার : Ranjita Paul

লাইসেন্স প্রাপ্ত কাম্প ভেণ্ডার
কানিপুর দমদম এ. ডি. এস. ডায়. অফিস
বি

ভেণ্ডারের নাম - রঞ্জিতা পাল

ড্রেজারির নাম :- ব্যারাকপুর

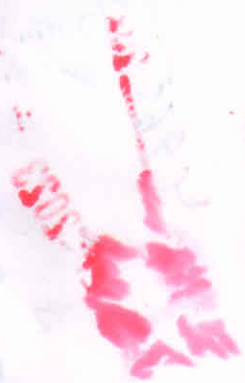
টি ভি নং :

স্টাম্প খরিশের তারিখ 30 MAR 2023

এ টি.ভি. নং সোট কত টাকার

স্টাম্প খরিশ করা হইয়াছে। 110000

BEFORE THE NOTARY PUBLIC
24 Parkside (North)



3. That if any provision in Agreement For sale is in contravention with the Real Estate (Regulation & Development) Rules, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act& Rules shall prevail in those cases.
4. That if any contradiction arises in the future the Deponent will responsible for it.

For Betop Housing Developers Pvt. Ltd.

Ratnankur Sen Gupta Director
(Authorized Signatory)

Deponent

(Signature of Authorized Signatory)

Mr. Ratnankur Sengupta

(Authorized Signatory's Name)

Attested

M. Mitra
Mritunjay Mitra
NOTARY
Govt. of India
Regn. No. - 10285/13
24-Parganas (North).

CHECKED BY

[Signature]
NOTARY CLERK

30 SEP 2023



BETOP HOUSING DEVELOPERS PVT. LTD.

CITY OFFICE : 2½ NO. AIRPORT GATE, MALANCHA, KOLKATA-700 081 (NORTH 24 PARGANAS)

BR. OFFICE : 24/66, JESSORE ROAD, KOLKATA-700 028

MOB. : 9432648460 / 9830132000

CIN : U70102WB2012PTC189014

Ref. No.

Date

WEST BENGAL REAL ESTATE REGULATORY AUTHORITY (WBREERA)
CALCITTA GREENS COMMERCIAL COMPLEX, 1ST FLOOR
1050/2, SURVEY PARK KOLKATA – 700075

No. 309-RERA

Dated – 29/09/2023

ORDER

A proforma of Agreement For Sale has been provided in "Annexure A" of the West Bengal Real Estate (Regulation and Development) Rules, 2021. The Promoters are required to follow the said Proforma at the time of applying for Registration of Project to this Authority. But it has come to the notice of this Authority that number of variances are being done and after returning it with the observations many of them are resubmitting that same Agreement for Sale for Registration. In some cases additional provisions are being added by the Promoters in the Agreement For Sale as per their own choice and interest.

BETOP HOUSING DEVELOPERS PVT. LTD.

Therefore in the light of the above circumstances and decided in the meeting of this Authority held on 02/08/2023 and under the power granted to the Authority under section 37 of the Act, to issue directions, to maintain an uniformity and to safeguard the interest of the allottees, the Promoters are hereby directed to submit mandatorily in all cases a Notarized affidavit regarding Agreement For Sale while applying for registration or real estate projects to the Authority in the following format-

For Betop Housing Developers Pvt. Ltd.
Ratnam Kumar Sen Gupta
Director
(Authorised Signatory)