

Sl. No. 22 dated 24 APR 2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 31AA 555761

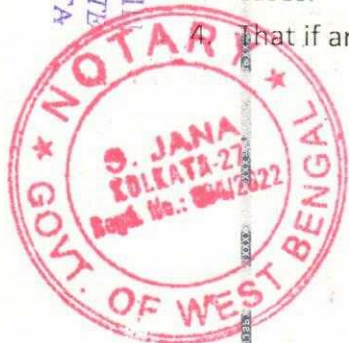
BEFORE THE NOTARY
ALIPORE JUDGES' COURT

TO WHOMSOEVER IT MAY CONCERN

I Aditya Agarwal, S/O Sri Sunil Agarwal, aged about 38 Years, R/O 16/1 Palm Avenue, Ballygunge, Kolkata - 700019 duly authorised by the promoter of proposed project do hereby declare, undertake and state as under:

1. That the Agreement for sale / Builder buyer agreement of our Project "Eden Springvillas" is in accordance to Annexure - A of the West Bengal Real Estate (Regulation & Development) act, 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 and Development) Act' 2016 & the West Bengal Real Estate (Regulation and Development) Rules, 2021.
3. That if provision in Agreement for sale is in contravention with the Real Estate (Regulation & Development) Act, 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 be responsible for it.

SANJAY KUMAR JAI
ADVOCATE
HIGH COURT, CALCUTTA



Signature (S) of Executant (S)
attested on Identification at
Alipore Judges' Court, Kolkata-
700 027 at Alipore, under the
Notaries Act, at.....A.M./P.M.
S. Jana
SUBHASIS JANA
Notary, Govt. of West Bengal
Regd. No.: 094/2022

24 APR 2023

Deponent

For,

Nortech Property Pvt. Ltd.

Aditya Agarwal
Director / Authorised Signatory

24 APR 2023

10152

11 APR 2023

No..... Rs.20/- Date.....

Name : SANJAY KUMAR JAIN
..... ADVOCATE
..... HIGH COURT, CALCUTTA

Address :

Vendor :
Alipore Collectorate, 24Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



(Handwritten signature)

ALIPORE JUDGES' COURT
BEFORE THE NOTARY

TO WHOMSOEVER IT MAY CONCERN

1. Aditya Agrawal, 270 2nd Street, Agrowal, aged about 38 years, R/O 16/1 Palm Avenue, Alipore, Kolkata - 700019 duly authorized by the promoter of proposed project to hereby declare, undertake and state as under

2. That the Agreement for sale / transfer power agreement of our project "Ester" (hereinafter "Ester") is in accordance to Annexure - A of the West Bengal Real Estate Regulation & Development Act, 2015.

3. That none of the terms and conditions of the Agreement for sale presented by us violate the provisions of the Real Estate Regulation and Development Act, 2015 & the West Bengal Real Estate Regulation and Development Rules, 2017.

4. That the provision of Agreement for sale is in contravention with the Real Estate Regulation & Development Act, 2015 & the West Bengal Real Estate Regulation & Development Rules, 2017, the provisions of the said Act & rules shall prevail in those cases.

5. If any contradiction arises in the future the Debtor will be responsible for it.

SANJAY KUMAR JAIN
ADVOCATE
HIGH COURT, CALCUTTA



Signature (S) of Examinant (S)
attested on identification at
Alipore Judges' Court, Kolkata
700 027 at Alipore, under the
Notaries Act, 1956. A.M.M.

(Handwritten signature)

SUBHANKAR DAS
Notary, Court of West Bengal
Road No. DENW022

24 APR 2023

Director, Alipore, Kolkata
Kanch Property Pvt. Ltd.
(Handwritten signature)