



SL. NO. 14



NOTARIAL CERTIFICATE

To All Whom These Presents Shall Come, I, Bholanath Sil practising as a Notary in the Barrackpore Sub-Division, District North 24 Parganas of the state of West Bengal within the Union of India, do hereby declare that the "Paper Writings" collectively marked 'A' annexed hereto, hereinafter called the Paper Writing "A", are presented before me by the executant (s)

Manoj Kumar Paul

Omrit Kumar Shaw

hereinafter referred to as the executant (s) on this 13 OCT 2023 day of

The "executant (s)" having admitted the execution of the paper Writing 'A' in respective hand (s) in presence of the witness (es) who as such, subscribe (s) thereon and being satisfied as to the identify of the executant (s) and the said execution, I have authenticated, verified and attested the execution the "Paper Writings" 'A' and testify that the said execution is in the respective hand (s) the executant(s)

An Act Whereof Being required of a Notary; I have granted These Presents as my Notarial Certificate to serve and avail as need and occasion shall or may require.



In faith And Testimony Whereof I, The Said Notary have hereunto set and subscribed my hand and affixed my Notarial Seal of Office at Barrackpore Court Compound in the Dist. North 24 Pys. On the 13 OCT 2023 day of

[Signature]
BHOLO NATH SIL
NOTARY No. 2262
GOVERNMENT OF INDIA

[Signature]
BHOLO NATH SIL
NOTARY No. 2262
GOVERNMENT OF INDIA

Notarial Stamp on Original

13 OCT 2023

Bholanath Sil
NOTARY & ADVOCATE
Barrackpore Court
Dist. North 24 Parganas
Regd. No. 2262

Bholanath Sil

NOTARY & ADVOCATE
GOVERNMENT OF INDIA
562, R. B. C. Road, P. O. Hazinagar
R. S. Naihati, Dist. North 24 Parganas
Phone : (033) 2588 - 3296
Mobile : 9903115183

13 OCT 2023

BEFORE THE NOTARY
GOVERNMENT OF INDIA



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল



83AB 490909

**WEST BENGAL REAL ESTATE REGULATORY
AUTHORITY (WBRERA)**

**CALCUTTA GREENS COMMERCIAL COMPLEX, 1st FLOOR,
1050/2.SURVEY PARK, KOLKATA-700075**

No.309-RERA

Dated, Kolkata, 15th March, 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 the same Agreement for

BHANATH SINGH
NOTARY - 2262
GOVERNMENT OF INDIA

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Name.....
 Address.....
 P. S.....
 Dist.....
 Name of Treasury :- Barrackpore
 Name of Vender :- RANA SUR
 Date of Purchase.....
 Total Amount.....
 Signature of Vender.....

NAWAB HUSSAIN
 Advocate
 Barrackpore Court

10 OCT 2023

3333 4000

WEST BENGAL REAL ESTATE REGULATORY

AUTHORITY (FORM II)

CALCUTTA CHAMBERS COMMERCE AT COMPLEY F. ROAD

100, SURVEY PARK, FORTKAT WOODS

Date, Kanchi, 10th March 2023

M. S. DEBNA

ORDER

A copy of Agreement for Sale has been provided
 to the Registrar of the West Bengal Real Estate Regulation
 Authority under Section 30(1) of the Act. The documents are required
 to be submitted to the Registrar of the time of application for
 registration of the sale deed. It has been observed that the
 documents are not submitted to the Registrar. It has been
 observed that the documents are not submitted to the Registrar.
 It has been observed that the documents are not submitted to the Registrar.
 It has been observed that the documents are not submitted to the Registrar.

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.

Therefore in the light of the above circumstances and as decided in the meeting of this Authority held on 15.03.2023 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 of real estate projects to the Authority in the following format-

TO WHOMSOEVER IT MAY CONCERN

We, **MANOJ KUMAR PAUL** S/o Late Dasami Lal Paul aged about ~~44~~ ⁴⁴ years..... R/o 59/C, Abdul Kuddus Road, Roy Bagan, P.O. & P.S. Titagarh, Dist- North 24 Parganas, Kolkata- 700119 and **AMIT KUMAR SHAW**, son of Late Gobardhan Shaw, aged about ~~43~~ ⁴³ years..., R/o 90, R.P. Gupta Path, P.O. & P.S. Titagarh, Dist- North 24 Parganas, Kolkata- 700119, duly authorized by the promoters 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 ~~Maa Mansha Apartment~~.. **(PROJECT NAME)** is in accordance to Annexure-A of the West Bengal Real Estate (Regulation 8& 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) Act, 2016 8s the West Bengal Real Estate (Regulation & Development) Rules, 2021.

BHUPATH SILL
NOTARY - 22 PR
GOVT OF INDIA

13 OCT 2023

3. That if any 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.

Deponent

FOR PROMOTER'S NAME)
PAUL & SHAW ENTERPRISE
Mamotj Kumar Paul
Partnership
PAUL & SHAW ENTERPRISE
Anand Kumar Shaw
Partnership

(Signature of Authorized Signatory)

(Authorized Signatory's Name)

The above Affidavit shall be uploaded at point No. 14 of the Online Application Form.

This order shall come into force immediately.

Secretary

West Bengal Real Estate Regulatory Authority

SOLEMNLY AFFIRMED
&
DECLARED BEFORE ME
ON 13 OCT 2023

BHOLANATH SIL
NOTARY NO- 2262
GOVT OF INDIA

13 OCT 2023

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