

FORM 'K'

RENEWAL OF REGISTRATION OF REAL ESTATE AGENT

1. This renewal of registration bearing RERA registration number: **WBRERA/ RA/KOL/2024/000051** is granted under section 9 of the Act to -

Company firm / society / company / competent authority Modern Real ties Private Limited having its registered office / principal place of business at **226/1 A.J.C. Bose Road, Kolkata - 700020.**

in continuation to registration certificate bearing No. **HIRA/A/KOL/2018/000068**

2. This renewal of registration is granted subject to the following conditions, namely:-
- (i) The real estate agent shall not facilitate the sale or purchase of any plot, apartment or building, as the case may be, in a real estate project or part of it, being sold by the promoter which is required but not registered with the Authority;
 - (ii) The real estate agent shall maintain and preserve such books of account, records and documents as provided under rule 14;
 - (iii) The real estate agent shall not involve himself in any unfair trade practices as specified under clause (c) of section 10;
 - (iv) The real estate agent shall provide assistance to enable the allottee and promoter to exercise their respective rights and fulfil their respective obligations at the time of booking and sale of any plot, apartment or building, as the case may be.
 - (v) The real estate agent shall comply with the provisions of the Act and the rules and regulations made thereunder;
 - (vi) The real estate agent shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;
 - (vii) The real estate agent shall discharge such other functions as may be specified by the Authority by regulations;
3. The registration is valid for a period of five years commencing from **01/11/2023** and ending with **31/10/2028** unless renewed by the Authority in accordance with the provisions of the Act or the rules and regulations made thereunder.
4. If the above mentioned conditions are not fulfilled by the real estate agent, the Authority may take necessary action against the real estate agent including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated: 05/04/2024

Place: Kolkata



Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Secretary
West Bengal Real Estate Regulatory Authority