

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 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

I, (**Authorized Signatory's Name**) S/o(**Authorized Signatory's Father's Name**) aged about (**Authorized Signatory's Age**) R/o(**Authorized Signatory Address**) 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 **(PROJECT NAME)** 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) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.
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)

.....
(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.


15/3/2023

Secretary

West Bengal Real Estate Regulatory Authority