

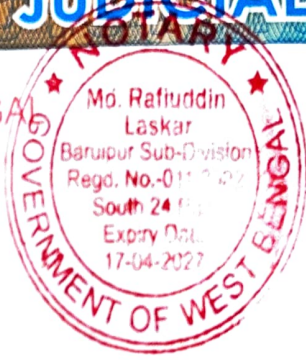
8-13/26



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

14AC 800581

BEFORE THE NOTARY PUBLIC AT BARUIPUR
KOL-144 GOV. OF WEST BENGAL



AGREEMENT FOR SALE DECLARATION
TO WHOMSOEVER IT MAY CONCERN

We, 1) **Sk. Nizamuddin Alam (PAN- AWPPA6675C)** son of Sk. Samsar Alam alias Sk. Samser Alam, by Occupation- Business, by Faith- Muslim, residing at Natun Hat Nutan Para, Paschim Nischintapur, P.O. Boral, P.S. Sonarpur, Rajpur-Sonarpur (M), District- South 24 Parganas, Kolkata- 700154, West Bengal, 2) **Sumon Ghosh (PAN- AUOPG4463B)**, son of Dulal Chandra Ghosh, by Occupation- Business, by Faith- Hindu, resident of Natundiyara,



EDENEDGE HOUSING PRIVATE LIMITED

Sumon Ghosh
Director

EDENEDGE HOUSING PRIVATE LIMITED

Sumon Ghosh
Director

EDENEDGE HOUSING PRIVATE LIMITED

Sk Nizamuddin Alam
Director

21 FEB 2026

Director

496109

No..... Sold to.....
Address.....
Rs.....
Date.....

Rajib K. Mondal
Advocate
Sealdah Court, Kol.-700014

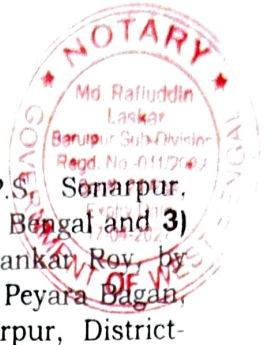
SIPRA DEY

16 JAN 2026

Licence No.: 18A
Code: 1026 JAN 2026

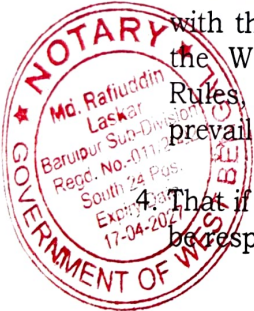
1, N. S. Road, Kolkata- 700 001

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16 JAN 2026



Opposite of Matree Builders, P.O. Nayabad, P.S. Sonarpur, District- South 24 Parganas, Kolkata- 700150, West Bengal and 3) **Abhijit Roy (PAN- AOGPR3328Q)**, son of Kali Shankar Roy, by Occupation- Business, by Faith- Hindu, residing at Peyara Bagan, Rajpur Sonarpur (M), P.O. Laskarpur, P.S. Sonarpur, District- South 24 Parganas, Kolkata- 700153, West Bengal, Director of the promoter **(M/S. EDENEDGE HOUSING PRIVATE LIMITED)** for the proposed project **"MAGNOLIA"** situated at Premises No. 68, Bose Para Road, Ward No. 111 under KMC, P.O.- Garia, P.S.- Bansdroni, Dist.- South 24 Parganas, Kolkata- 700084, do hereby solemnly declare, undertake and state as under:

1. That the Agreement for sale/Builder buyer agreement of our Project **"MAGNOLIA"** 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.



EDENEDGE HOUSING PRIVATE LIMITED

Abhijit Roy

Director

EDENEDGE HOUSING PRIVATE LIMITED

Soumik Ghosh

Director

EDENEDGE HOUSING PRIVATE LIMITED

Sk Nizamuddin Alam

Director

Deponent

M/S. EDENEDGE HOUSING PRIVATE LIMITED

EDENEDGE HOUSING PRIVATE LIMITED

Abhijit Roy

Director

EDENEDGE HOUSING PRIVATE LIMITED

Soumik Ghosh

Director

EDENEDGE HOUSING PRIVATE LIMITED

Sk Nizamuddin Alam

Director

Signature Attested
On Identification

(Signature)

(Authorized Signatory)

21 FEB 2026

MD. RAFI UDDIN LASKAR
NOTARY
Baruiipur Civil & Criminal Court
Regd. No.- 011/2022
Govt. of West Bengal

Identified by me
Soumik Samanta
Advocate