

## BALAJI SERVICES

20 AMRATALA STREET, 2<sup>ND</sup> FLOOR, KOLKATA - 700 001  
ALSO AT: 2 HO CHI MINH SARANI, 5C SAKET ESTATES, KOLKATA - 700 071

Date: 09/09/2022

To,  
Godrej Amitis Developers LLP/  
Godrej Properties Limited  
"Godrej Waterside", Tower - II,  
Unit No. 109, block - DP, Plot - 5,  
Salt Lake, Sector - V,  
Kolkata - 700 091.

**Sub: Declaration cum undertaking cum indemnity**

Sir,

I/We **VIKRAM SARAF, Sole Proprietor of M/s. BALAJI SERVICES** (Real estate Agent) primarily deal/s with negotiations or acts on behalf of any person/company in a transaction of transfer of any plot, apartment or building, as the case may be, in any real estate project, by way of sale, and thereby receives remuneration or fees or any other charges for the services whether as a commission or otherwise.

Section - 9 of the Real estate (Regulations and Development) Act, (RERA) has made it obligatory on the part of the Real Estate Agent to get themselves registered with the Authority before facilitating any sale or purchase of any plot, apartment or building, as the case may be, in any real estate project whatsoever.

In the present situation as there is no functional Regulatory Authority is in place in the State of West Bengal, as a result, I/We are yet to obtain the WBRERA/RERA registration number. I/We have made the necessary applications as per the RERA. I/We hereby undertake and confirm that I/we shall register ourselves with the Regulatory Authority established under WBRERA/RERA (read along with the Rules framed by the State Government) there under on an immediate basis as and when the Regulatory Authority become functional in the state of West Bengal, and shall provide the WBRERA/RERA registration number and a copy of the registration certificate to Godrej Amitis Developers LLP/Godrej Properties Limited (The Developer) on a priority basis.

I/We further undertake/s to abide by its statutory obligation under the provisions of WBRERA/RERA and Rules framed there under.

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I/We hereby unconditionally, irrevocably and severally agree/s and undertake/s to indemnify and keep the Developer indemnified at all times from and against any and/or all expenses, costs, charges, losses, claims, liabilities, demands, actions and damages, incurred/to be incurred by the Developer due to the occurrence of any default on the part of the Real Estate Agent to comply with its obligation under RERA and/or on account of any reasons whatsoever owing to the non-registration of the Real Estate Agent under the provisions of WBRERA/RERA and rules framed thereunder.

Thanking you,

Yours Faithfully,

For BALAJI SERVICES

*Vikram Saraf*  
Proprietor

## FORM 'G'

[See rule 10(1)]

## APPLICATION FOR REGISTRATION OF REAL ESTATE AGENT

To

The Real Estate Regulatory Authority

CALCUTTA GREENS COMMERCIAL COMPLEX,1050/2, SURVEY ROAD, 1<sup>st</sup> FLOOR,Sir. SURVEY PARK, SANTOSH PUR,  
KOLKATA - 700075.

I/We beg to apply for the grant of registration as a real estate agent to facilitate the sale or purchase of any plot, apartment or building, as the case may be, in real estate projects registered in the Union territory in terms of the Act and the rules and regulations made thereunder.

1. (in the case of an individual) Mr./Ms. \_\_\_\_\_ son of Mr./Ms. \_\_\_\_\_  
Tehsil \_\_\_\_\_ District \_\_\_\_\_ State \_\_\_\_\_

OR

(in the case of a firm / society / company) \_\_\_\_\_ firm / society / company \_\_\_\_\_  
having its registered office / principal place of business at \_\_\_\_\_.

- 2: The requisite particulars are as under:-

(i) Status of the applicant, whether individual / ~~company~~ / proprietorship firm / societies / partnership firm / limited liability partnership; ✓

(ii) In case of individual -

- (a) Name  
(b) Father's Name  
(c) Occupation  
(d) Permanent address  
(e) Photograph

OR

In case of firm / societies / companies -

- (a) Name BALAJI SERVICES  
(b) Address 20 AMRATALA STREET, 2<sup>nd</sup> FLOOR, KOLKATA - 700001.  
(c) Copy of registration certificate  
(d) Major activities REAL ESTATE AGENT  
(e) Name, photograph and address of partners / directors etc.  
(iii) income tax returns filed under the provisions of the Income Tax Act, 1961 for three financial years preceding the application or in case the applicant was exempted from filing returns under the provisions of the Income Tax Act, 1961 for any of the three year preceding the application, a declaration to such effects;  
(iv) particulars of registration including the bye-laws, memorandum of association, articles of association etc. as the case may be;  
(v) authenticated copy of the address proof of the place of business;  
(vi) Details of registration in any other State or Union territory;  
(vii) Any other information the applicant may like to furnish.