

**DECLARATION CUM AFFIDAVIT
FORM 'B'
APPLICATION FOR REGISTRATION OF PROJECT**

**To,
The Authority ,
WBRERA,
West Bengal, Kolkata**

Sir,

We hereby apply for the grant of registration of our project to be set up at 17 Raja Ram Mohan Roy Road, Kolkata -700041

1. The requisite particulars are as under:-

(i) Status of the applicant: Developer (Limited Liability Partnership LLP)

(ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority -

(a) Name : Phoenix Dealers LLP

(b) Address : 19 R. N Mukherjee Road, Eastern Building 1st floor, Kolkata -700001

(c) Copy of registration certificate is attached (LLPIN: AAR-7447)

(d) Main objects: Real estate activities

(e) Name, photograph and address of chairman of the governing body / partners /directors etc.:

1. GAUTAM SUREKA
7, JATINDRA MOHAN AVENUE, BEADON STREET, KOLKATA – 700006, INDIA



2. SEEMA KUMARI
625 SECTOR 21E, MOLAHERA (65). GURGAON, HARYANA – 122015 INDIA



3. AJOY KUMAR
625 SECTOR 21E, MOLAHERA (65). GURGAON, HARYANA – 122015 INDIA



4. AKASH VATS

625 SECTOR 21E, MOLAHERA (65). GURGAON, HARYANA – 122015 INDIA



(iii) PAN No. AAYFP5464H

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained:

INDIAN BANK , G.C Avnue Branch, Kolkata-700001, West Bengal.

(v) Details of project land held by the applicant:

ALL THAT the messuages tenements hereditaments dwelling houses constructions and the premises together with the pieces and parcels of bastu land or ground thereunto belonging whereon and on part whereof the same are erected and built containing an area of 5 Cottahs 14 Chittacks 00 Square feet more or less on survey and actual measurement, situate lying at 17 Raja Ram Mohan Roy Road, Kolkata - 700041. Ward no 115, borough no. XIII under P.S.Haridevpur.

Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.

NOT APPLICABLE

(vi) Agency to take up external development works: Local Authority

(vii) Registration fee to be paid upon online registration as per sub-rule (3) of rule 3;

(viii) Any other information the applicant may like to furnish.:

NIL

2. I/we enclose the following documents in triplicate, namely:-

(i) authenticated copy of the PAN card of the promoter;

(ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years;

(iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person;

(iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land

along with details;

(v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed;

(vi) an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;

(vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;

(viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy;

(ix) the location details of the project, with clear demarcation of land dedicated for

the project along with its boundaries including the latitude and longitude of the end points of the project;

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

(xi) the number, type and the carpet area of apartments for sale in the project along

with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any;

(xii) the number and areas of garage for sale in the project;

(xiii) the number of open parking areas available in the real estate project;


(xiv) the names and addresses of his real estate agents, if any, for the proposed project;

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;

(xvi) a declaration in FORM 'B'.

3. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

PHOENIX DEALERS LLP


Partner



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 921278

FORM - 'B'
[See rule 3(4)]



Affidavit cum Declaration

Affidavit-cum-Declaration of M/S PHOENIX DEALERS LLP, Promoter of the proposed project,

duly authorized by the promoter of the proposed project.

We, PHOENIX DEALERS LLP, Promoter of the proposed project duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. NIL MADAV CONSTRUCTION PVT.LTD. has a legal title to the land on which the development of the Proposed project is to be carried out.

AND

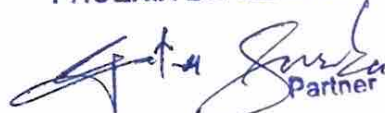
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by Promoter is 20.03.2026.


REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.'s Court
Kolkata - 700 001

PHOENIX DEALERS LLP


Partner

01 OCT 2024

52934

NO.....
Name.....
Address.....
.....
To.....
PARTHA SARATHI CHOWDHURY
Aayakar Bhawan
F-7 Chowringhee Square
Kolkata-69
Date.....

PHOENIX DEALERS LLP
19, R. N. Mukherjee Road
Eastern Building, 1st Floor
Kolkata - 700001

30 SEP 2024

[Handwritten signature]





4. That, seventy per cent of the amounts realized by Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in

7. That, proportion to the percentage of completion of the project that we, promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in complete of the project.

8. That, we promoter have/has furnished such other document as have been prescribed by the rules and regulations made under the act.

9. That, we promoter have / has shall take all the pending approvals on time, from the competent authorities.

10. That, we promoter shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

11. That, if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the Act & Rules shall prevail in those cases.

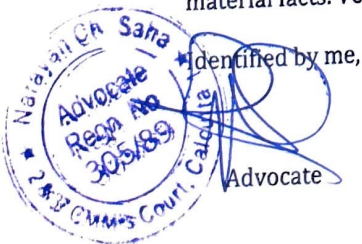
12. That, if any contradiction arises in the future the Deponent will be responsible for it.

PHOENIX DEALERS LLP

[Signature]
Deponent
Partner

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified by us at Kolkata on this



PHOENIX DEALERS LLP

[Signature]
Deponent
Partner

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
REKHA TEWARI
NOTARY

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M.'s Court
Calcutta - 700 001

01 OCT 2024