



FORM -1

APPLICATION FOR REGISTRATION OF PROJECT

To

The West Bengal Housing Industry Regulatory Authority,
Calcutta Greens Commercial Complex
1050/2 Survey Park
Kolkata-700 075



Sir,

We hereby apply for the grant of registration of our project to be set up at 1806, Laskarhat, District Kolkata, State – West Bengal.

1. The requisite particulars are as under: –

(a) Name: M/S GOENKA REALTORS PRIVATE LIMITED

(b) Registered Address: 7B (1), 7th Floor, IT Chamber, Mani Square mall, 164/1 Maniktala Main Road, Kolkata – 700 054.

(c) Company Incorporation Number: CIN - U70109WB2012PTC184750

(d) Main Objects: To acquire by purchase, lease, exchange, hire or otherwise, land, buildings, properties and hereditaments of any tenure or description and any estate or interest therein and any right over or connected with such land and buildings and develop or to turn the same to account as may seem expedient and in particular by preparing buildings sites and by constructing, reconstructing, altering, improving, decorating, furnishing and maintain rooms, flats, houses, hotels & restaurants, markets, shops, workshops, mills, factories, warehouses, cold storages, wharves, godown, offices, hostels, gardens, swimming pools, play-grounds, buildings, works and conveniences of all kinds and to sell, let on lease or on hire, mortgage or dispose of the same in any other manner in whole or in part to any person, association of persons, firm or body corporate or unincorporated and also to manage land, buildings and other properties, whether belonging to the Company or not and to collect rents and income and to supply to tenants, occupiers and other refreshments, attendants, lights, waiting rooms, reading rooms, meeting rooms, electric conveniences, garages and other advantages and to act as contractors for any person, firm or company for construction of buildings, roads, bridges, etc.



GOENKA REALTORS PRIVATE LIMITED

7B, (1)-IT CHAMBER, 7TH FLOOR. MANI SQUARE, 164/1, MANIKTALA MAIN ROAD.

EM BYPASS, KOLKATA – 700 054.

CIN: U70109WB2012PTC184750.

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+91 90733 58172/73

info@goenkainc.com

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(e) Name, photograph and address of directors.: Mr. Shashank Sudhir Goenka.
Residing at – Flat No. 12, 3rd Floor, Maheshwari Niketan, Pedder Road, Near
Jaslok Hospital, Cumballa Hill, Mumbai – 400 026.

(iii) PAN No. AAECK9094M;

(iv) Name and address of the bank or banker with which account in terms of section
4 (2)(1)(D) of the Act will be maintained HDFC BANK LTD. 4, STEPHEN HOUSE, BBD
BAG EAST. KOLKATA – 700 001;

(v) Details of project land held by the applicant: Project Name: MEGHMANI;
Address: 1806, Laskarhat, Picnic Garden, Kolkata – 700 039. Total Land Area:
5315.217 Sq. Mtr.;

(vi) 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.

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

(viii) Registration fee by way of online payment through net banking or debit card
or credit card for an amount of Rs. 1,59,450 /- calculated as per Notification No. 61
HIV 3M 418 dt. 13.09.2018.

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

2. I/we enclose the following documents 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 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 - 'A' as per rule.

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

Dated:

Place: Kolkata



A handwritten signature in blue ink, appearing to read "Goenka".

Yours faithfully,

(For, Goenka Realtors Pvt. Ltd)

Authorised Signatory