

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, "**VINAYAK VISTA**" to be set up at 4, A. Sen Road, Kolkata- 700048, District 24 PGS (N), State West Bengal.

1. The requisite particulars are as under:-

(i) Status of the applicant-

Company

(ii) Details-

(a) Name -

KYAL DEVELOPERS PVT LTD

(b) Address -

122/1R, Satyendra Nath Majumder Sarani 4th Floor, Kolkata-700026

(c) Copy of registration certificate-

Enclosed

(e) **Promoter**

Name, photograph and address of Director-

1. Mr. Umesh Kyal

Address-

30C South End Park,
Kolkata - 700029.






(iii) PAN No.-**AABCK3070E**

(iv) Details of project land held by the applicant-

12,090.301 Sq. Mtr. of land situated at South Dumdum Municipality premises no. 4, A Sen Road, Police Station Lake town, Kolkata 700 048, Ward No. 31 within the limits of the South Dumdum Municipality.

(v) 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.

Sl.	Project Name	Project Type	District	Completion Date	Status	Details of Cases Pending	Payment Pending
1	Zenith	Residential cum Commercial	Kolkata	December, 2019	Completed & Sold	NA	Nil

(vi) Agency to take up external development works-**Local Authority.**

(vii) Registration fee by way of online payment through net banking or debit card or credit card for an amount of **Rs. 3,62,700/-** (Rupees Three Lacs Sixty Two Thousand Seven Hundred only) calculated as per Notification No. 61 HIV 3M 418 dt. 13.09.2018.

2. We are enclosing 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) The details of encumbrances on the land, if any;
- (iv) 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;
- (v) An authenticated copy of the approvals from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application;




(vi) 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;

(vii) 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;

(viii) 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;

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

(x) 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;

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

(xii) The names and addresses of his real estate agents for the proposed project;

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

(xiv) A declaration in FORM - 'A' as per rule.

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

Dated: 30-03-2021

Place: Kolkata

Yours faithfully,



Mr. Umesh Kyal

Director