



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 939143



FORM 'A'
[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

Soil only attested & created
before me on Identification

Pashupati Shah
NOTARY SILIGURI

Shital Real Estate Developers Pvt. Ltd


Director



To
The Real Estate Regulatory Authority
Siliguri

Sir,

I/ we hereby apply for the grant of registration of my/ our project to be set up at R. S. Plot No. 26 corresponding to L. R. Plot No. 28, recorded in R.S. Khatian No. 97 corresponding to L. R. Khatian No. 333 situated at Mouza-UDAYSINGH, J. L. No. 51, Pargana-Patharghata, Police Station-Matigara(Now Pradhan Nagar), Addl. Dist-Sub Registry Office Siliguri-II at Bagdogra, District-Darjeeling. West Bengal State, PIN- 734009.

1. The requisite particulars are as under:-

i. Status of the applicant, whether individual-/ company/ proprietorship-firm/ societies/ partnership-firm / competent-authority;

ii. In case of individual -

- a. Name
b. Father's Name - NA -
c. Occupation
d. Permanent address
e. Photograph

OR

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

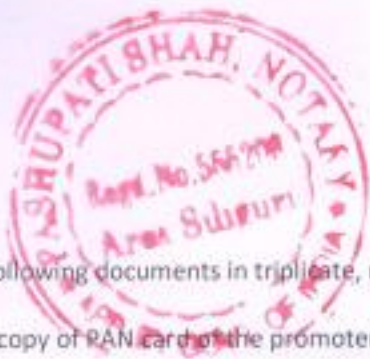
- a. Name: Shital Real Estate Developers Pvt Ltd.
b. Address: 1st floor, A Jonaki Arunlo Apartment, M.N Saha Sarani, Pradhan Nagar, Darjeeling.
c. Copy of registration certificate : U70102WB2014PTL199323
d. Main objects: Real Estate Development.
e. Name, photograph and address of chairman of the governing body/ partners/ directors etc.:
Mr. Hemant Mittal, 13, Park Location, Kurseong, Darjeeling.
- iii. PAN No : AAUCS0976J
- 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 : State Bank of India, Hill Cart Road, Siliguri
- v. Details of project land held by the applicant : Owned
- vi. Details of Approval obtained from Various Competent Authorities for commencing the Project:
Order no 140/Champ/ MPS/ PL Date: 08/03/2019.
- vii. 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 project, any delay in its completion, details of case pending, details of type of land and payments pending etc : 1st project by the Promoter Company.
- viii. Agency to take up external development works Self Development (exact Authority or any agreement to the Authority) / Self Development;
- ix. Registration fee by way of a demand draft dated 28/03/19 drawn on State Bank of India bearing no QSB17374289153 for an amount of Rs. 10,000/- calculated as per sub- rule (3) of rule 3;
- x. Any other information the application may like to furnish

Signature of Pashupati Shah

Pashupati Shah

Shital Real Estate Developers Pvt. Ltd.

Signature of Hemant Mittal
Director




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

- i. Authenticated copy of PAN card of the promoter;
- ii. Audited balance sheet of the promoter for the preceding financial year;
- 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;

(A) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit/ building sanction plan, partial completion certificate for each of such phase;
- 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, solid and liquid waste management, 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 balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately;
- xi. The number and areas of covered parking available in the project;
- xii. The number of open parking areas available to the project;
- xiii. Details of Undivided Shares pertaining to the project;
- xiv. The names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;

SOLEMNLY Affirmed & Declared
before me on Identification


Pashupati Shah
NOTARY SUBURBAN

Shital Real Estate Developers Pvt. Ltd.


Director



- xv. The names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated 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.

Dated: 28/03/2019
Place: Siliguri

Yours faithfully,
Signature and seal of the applicant(s)

Shital Real Estate Developers Pvt. Ltd.


Director

Solemnly affirmed & Declared
before me on Certification


Pashupati Shah
NOTARY SILIGURI