

# R.B.N. PROJECTS PVT. LTD.

## 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 my/our project to be set up at Premises No. 15 Dr. N G Saha Road, Ward No. 128, PS – Parnasree, Kolkata – 700061, District 24 Parganas (SOUTH) State- WEST BENGAL.

1. The requisite particulars are as under :-

- (a) **Name** : R.B.N. PROJECTS PRIVATE LIMITED
- (b) **Address**: 54/5A Strand Road, Ground Floor, Kolkata – 700006.
- (c) Copy of registration certificate:
- (d) **Mainobjects**: 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 other right over or connected with such land and building and develop or to turn the same to account as may seem expedient and in particular by preparing building sites and by constructing, reconstructing, altering, improving, decorating, furnishing, and maintaining rooms, flats, houses, hotel and restaurants, markets, shops. Workshops, mills, factories, warehouses, cold storage, wharves, godowns, offices, hostel, gardens, swimming pools, playgrounds, building and conveniences of all kinds to sell, let on lease or on hire, mortgage or dispose off the same in any other manner in whole or in part to any person, association of person, firm or body corporate on incorporated also to manage land, buildings and other properties, whether belonging to the company or not and to collect rents and income and to supplt to tenants, occupiers and other refreshments, attendants, lights, waiting rooms, reading rooms, meeting rooms, electric conveniences, garage and other advantages and to act as contractors for an person firm or company for construction of building



Corp. Off.: 85/1, Ballygunge Place, 1st Floor, Kolkata - 700 019, Tel.: +91 33 2460 0121  
Regd. Off.: 54/5A, Strand Road, Kolkata - 700 006, Tel.: +91 33 2259 1527  
E-mail: projects.rbn@gmail.com, CIN No.: 45400WB2009PTC139467

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roads, bridges, etc. and also to carry on the business of Estate and land agent.

(e) **Name, photograph and address directors.**

**DIRECTORS:**



- 1) Mr. Naveen Kumar Bajaj (PAN No. - ADTPB8734G)  
86 Ballygunge Place,  
Kolkata – 700019



- 2) Mr. Ramniranjan Bajaj (PAN No. – AEAPB6307D)  
86 Ballygunge Place,  
Kolkata – 700019



- 3) Mr. Gaurav Narsaria (PAN No. – AAKPN8420H)  
Flat No. 93, 6 Mayfair Road  
Kolkata – 700019.



- 4) Mr. Basant Kumar Narsaria (PAN No. – ACAPN7207J)  
Flat No. 93, 6 Mayfair Road  
Kolkata – 700019.

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

(iii) PAN No.AAECR5266L;

(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 LIMITED**, Shivam Chambers, 53 Syed Amir Ali Avenue, Kolkata – 700019.;

(v) Details of project land held by the applicant: 1422 Sq. Mtrs. ;

(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. 14,220 /- 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,

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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.

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

Dated: 08/04/19

Place: KOLKATA

For R.B.N. Projects Private Limited

Gagan Nowsani

Director