

पश्चिम बंगाल WEST BENGAL

25AA 211590

DECLARATION CUM AFFIDAVIT

FORM-A [See Rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To,
The West Bengal Housing Industry Regulatory Authority,
Kolkata - 700075

Sir,
We hereby apply for the grant of registration of my/our project to be set up at Pranami Mandir Road, Siliguri Sub-Division, P.S. Bhaktinagar, District Jalpaiguri, State West Bengal.

1. The requisite particulars are as under:-

(i) Status of the applicant - Partnership firm -

(a) Name - Prime Developers

(b) Address - Top Floor, City Mall, Sevoke Road, Siliguri - 734001, Dist. Darjeeling, West Bengal.

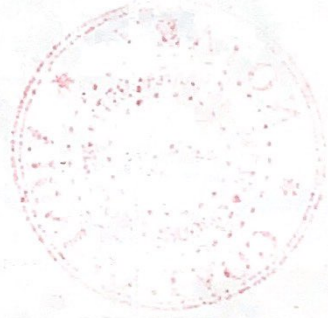
(c) Copy of registration certificate - Trade License Attached.

Debenish Chakraborty
Notary Gov. of India
Siliguri, Darjeeling
Regd. No. 13799

19 NOV 2020

S. No. 3760 Date 20/12/2019
Sold to Prime Developers
OF 71
Rs. 20/- (Rupees) Twenty Only



P. P. Ghosh
(P. P. Ghosh)
Stamp Vendor
Siliguri Court
L No. R. M./106/1993
Darjeeling



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সিলিগুরি কোর্ট
সিলিগুরি
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(d) Main objects – Real Estate Activities

(e) Name, photograph and address of chairman of the partners:


Name	Address	Photo
Prateek Agarwal	Geetanjali Apartment, Hakimpara, Siliguri.	
Mamta Agarwal	Model Town –II, Pranami Mandir Road, Siliguri.	

(ii) PAN No.- AAAXFP5657M;

(iii) 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 Axis Bank, Venus More Branch, Hill Cart Road, Siliguri – 734001;

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

Particulars	Remarks
Area of land developed Residential purpose (sq.mtr)	429 sq mtr
Total Builtup Area of Project (sq.mtr)	1720.67 sq mtr
Total Carpet Area (sq.mtr)	1324.73 sq mtr
No. of Flats/Apartments/Units	7 units
Area of land developed Commercial purpose (sq.mtr)	327 sq mtr
Commercial Builtup Area (sq.mtr)	743.81 sq mtr
Commercial Carpet Area (sq.mtr)	521.31 sq mtr
No of Commercial Units	6 units
No. of Open Parkings	4 nos
No. of Basement Parking	NA
No. of Other Covered Parkings	8 nos
No. of Mechanical Parking	NA
Project Status	Ongoing Foundation Purpose
Estimated Completion Date	30-09-2021


Debanish Chakraborty
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(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.; NA

(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. 19810/- calculated as per Notification No. 741-HIRA/L-5/2020 Dated 25.06.2020

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

2. 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 – N.A.

(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; - N.A.

(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;

e (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;

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Debasish Chatterjee
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792 19 NOV 2020

(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 appertaining to the apartment, if any;

(xii) The number and areas of garage for sale in the project; - 4 Nos

(xiii) The number of open parking areas available in the real estate project; - 4 Nos

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

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


Category	Name and General Info	Address
Civil Engineer	Name - Subrata Majumder General Info - Licensed Building Surveyor Class - 1, SMC Empanelment Number - 73	SS Coloney, Siliguri - 734004
Geo-Technical Engineer	Name - Rajen Koley General Info - Geo-Technical Engineer, Class-II, SMC Empanelment No. 01	Hakimpara, Siliguri -734001
Contractor	Name - Ankit Tiwari	Millan Pally, Siliguri - 734005

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

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

Dated: 22.07.2020

Place: Siliguri


Debajit Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

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Yours faithfully,
PRIME DEVELOPERS


Partner

Signature and Seal of the applicant(s)

Identify by me


Advocate/Siliguri

Rajarshi Chakraborty
Advocate, Siliguri