



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

44AB 732013

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

To,

West Bengal Housing Industry Regulatory Authority,  
Calcutta Greens Commercial Complex,  
1050/2, Survey Rd, Survey Park, Santoshpur,  
Kolkata, West Bengal 700075.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at D1-2/ New Mondal Para Road, P.S. - Maheshtala, Kolkata-700140, Dist- South 24 PGS.

1. The requisite particulars are as under:

- i. Status of the applicant: Proprietorship Firm.

ক্রমিক নং 472 তারিখ 18/02/2020

ক্রেতার নাম :/Amil Almas Shuvo

ঠিকানা : 12, H. L. Dama Rd. Dhaka

মূল্য ২০ টাকা পয়সা

স্ট্যাম্প ভেদার :  
এ. ডি. এস. আর অফিস ব্যবসায়

ii.

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

- a) Name: Anil Kumar Shaw
- b) Address: 150, M.G. Road, PO & PS- Budge Budge, Kolkata-700137, Dist- South 24 PGS
- c) Copy of registration certificate is attached (200112019009335)
- d) Main Objects: Developer and Builder.
- e) Name, photograph and address of chairman of the governing body / partners / directors etc.

(i) ANIL KUMAR SHAW  
150, M.G. ROAD, PO & PS- BUDGE BUDGE, KOLKATA-  
700137, DIST- SOUTH 24 PGS.

iii. PAN No. AMAPS2211B.

iv. Name and address of the bank or banker with which account in terms of section 4 (1)(D) of the Act will be maintained.

HDFC Bank Limited, 21/A, SN Banarjee Road, Budge Budge, South 24 PGS.

v. Details of project land held by the applicant:

ALL THAT the messuages tenements hereditaments dwelling houses constructions and the premises together with the pieces and parcels of bastu land or ground there unto belonging whereon and on part whereof the same are erected of 8.25 Cottahs on survey and actual measurement, situate lying at Holding Nos. D1-2/ New Mondal Para Road, P.S. - Maheshtala, Kolkata-700140, Dist- South 24 PGS.

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.

1. Name of the Project: JUNO ENCLAVE.

Address: 118, D.P.J.M. ROAD, PO & PS- BUDGE BUDGE,  
KOLKATA-700137, DIST- SOUTH 24 PGS.

2. Name of the Project: RAMKRISHNA APARTMENT.

Address: 1/2/E, D.P.J.M. ROAD, PO & PS- BUDGE BUDGE,  
KOLKATA-700137, DIST- SOUTH 24 PGS.

3. Name of the Project: RITA APARTMENT.

Address: 535, M.G. ROAD, PO & PS- BUDGE BUDGE, KOLKATA-  
700137, DIST- SOUTH 24 PGS.

4. Name of the Project: MINERVA ENCLAVE.

Address: 68/1, HALDER PARA ROAD, PO & PS- BUDGE BUDGE,  
KOLKATA-700137, DIST- SOUTH 24 PGS.

vii. Agency to take up external development works Local Authority / Self  
Development;

**NOT APPLICABLE**

viii. Registration fee to be paid upon online registration as per sub-rule(3) of rule  
3;

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

**NIL**

x. I/We enclose the following documents in triplicate, namely: -

- (i) Authenticated copy of the PAN card of the promoter;
- (ii) Audited balance sheet of the promoter for the preceding financial year  
and the income tax return of the promoter for the immediately preceding  
three financial years;
- (iii) Copy of the legal title deed reflecting the title of the promoter to the land  
on which development of project is proposed along with legally valid  
documents with authentication of such title, if such land is owned by  
another person;

- (iv) Details of encumbrances on the land on which development of project is proposed including details of any rights, title, interest or name of any party in or over such land.
- (v) Where the promoter is not the owner of the land on which development of project 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 on which project is 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 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/ parking space for sale in the project;
- (xiii) The number of open parking areas and the number of covered 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 'B'

2. I/We solemnly affirm and declare that the particulars given in herein are correct to my/ other knowledge and belief.

Date: 05.03.20  
Place: Budge Budge

RITA REALTORS

*Anita Kumari* Your faithfully,

Proprietor

Signature and seal of the applicant(s)