

VIJAYLAKSHMI ASSOCIATE

PROMOTER*BUILDER*DEVELOPER

Address:-1901, Mukundapur, E-20, Sammilani Park, P.S. Surveypark, P.O. Santoshpur, Kolkata-700075

E-mail :- tn_associate@yahoo.co.in, (MOB) :- 9831333992

FORM 'A'

APPLICATION FOR REGISTRATION OF PROJECT

To

**The Real Estate Regulatory Authority
1050/2, Survey Rd, Survey Park, Santoshpur
Kolkata-700075
West-Bengal**

Sir,

We hereby apply for the grant of registration of our project to be set up at 62,N.S.Road,P.O.Rajpur, P.S. Sonarpur, Kolkata-700149, Tehsil - Sonarpur, District-24 Parganas (South),State-West Bengal.

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
 - (c) Occupation
 - (d) Permanent address
 - (e) Photograph

OR

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

(a) Name : VIJAYLAKSHMI ASSOCIATE

(b) Address : 1901, MUKUNDAPUR, E-20, SAMMILANI PARK, P.O. SANTOSHPUR, P.S. SURVEY PARK, KOLKATA-700075.

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- (c) Copy of registration certificate :
- (d) Main objects : PROMOTING AND DEVELOPING OF MULTISTORIED RESIDENDITAL BUILDING.
- (e) Name, photograph and address of ~~chairman of the governing body~~ / partners / ~~directors~~ etc.
MR. NARAYAN CHANDRA GHOSH [PARTNER]
MR. ANIL CHANDRA GHOSH [PARTNER]
- (iii) PAN :-VIJAYLAKSHMI ASSOCIATE = (PAN : AANFV7148M)
MR. NARAYAN CHANDRA GHOSH=(PAN : AGXPG8064F)
MR. ANIL CHANDRA GHOSH=(PAN : AGKPG0595N)
- (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:-
AXIS BANK LTD
GARIA BRANCH, KOLKATA-700084.
- (v) Details of project land held by the applicant:-

ALL THAT the piece and parcel of amalgamated bastu land measuring more or less 18 Cottahs- 05 Chittaks -00 Sft more or less along with one old dilapidated RTS structure standing thereon lying and situate at Mouza – Rajpur, J.L. No. 55, comprised in R.S. Dag No. 625 appertaining to R.S. Khatian No. 554, now within the limits of the Rajpur Sonarpur Municipality, under P.S. Sonarpur, District South 24 – Parganas Kolkata-700149 and mutation of the owenrs names in the Assessment records of Rajpur – Sonarpur Municipality the premises being its Holding No. 62, N.S. Road, Ward No. 26, Kolkata-700149.

ON THE NORTH	:-	By R.S. Dag No.625(P)
ON THE SOUTH	:-	By Common Passage.
ON THE EAST	:-	By Netaji Subhas Road
ON THE WEST	:-	By Vacant Land

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- (vi) Brief details of the project 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.:-

Project Name:-Kunjamoni,

Located at 712, Panchpota, P.O. Panchpota, P.S. Sonarpur, Kolkata-700152.

Total No of Flats:- 64 (sixty four)

Total Blocks:- 3 Blocks [G+IV]

Status :- Completed, C.C. obtained from Rajpur Sonarpur Municipality.

Project Name:-Green Wood

Located at 506, S.N.Ghosh Avenue, P.O. Narendrapur, P.S. Sonarpur, Kolkata-700103.

Total No of Flats:- 64 (sixty four)

Total Blocks:- 2 Blocks [G+IV]

Status :- Completed, C.C. obtained from Rajpur Sonarpur Municipality.

Project Name:-Pleasant Palace

Located at 62,N.S. Road, P.O. Rajpur, P.S. Sonarpur, Kolkata-700149.

Total No of Flats:- 38 (thirty eight)

Total Blocks:-2 Blocks [G+IV & G+V]

Status :- Work in Progress.

- (vii) Agency to take up external development works..... Local Authority / Self Development.
- (viii) Registration fee by way of a demand draft dated drawn onbearing no.....for an amount of Rs.....Calculated as per sub-rule (3) of rule 3.
- (ix) Any other information the applicant may like to furnish.

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2. 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 years 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, development, 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;

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- (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 the real estate agents, if any, for the proposed project;
- (xv) The names and address of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;
- (xvi) I/We solemnly affirm and declare that the particulars given in herein are correct to my / our knowledge and belief.

M/S. VIJAYLAKSHMI ASSOCIATE

Narayan Chandra Ghosh

Partner

Dated:20.11.2018

Place: Kolkata

M/S. VIJAYLAKSHMI ASSOCIATE

Chaitanya Ghosh

Partner

Yours faithfully
Signature and seal of the applicant(s)