



PRATIK DEVELOPERS

13A, Justice Dwarka Nath Road, Bhowanipur, Kolkata - 700 020
Contact No. : 98310 94889, 98833 30276, 94333 23207

Ref. No.

Date :.....

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

APPLICATION FOR REGISTRATION OF PROJECT

To
West Bengal Housing Industry Regulatory Authority
Calcutta Greens Commercial Complex (1st Floor)
1050/2, Survey Park
Kolkata- 700075

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at 11/1A Justice Dwarkanath Road, Bhowanipore, Kolkata - 700020

The requisite particulars are as under:

In case of Proprietorship Firm

- (a) Name – Pratik Developers
- (b) Address – 13A, Justice Dwarkanath Road, Bhowanipore, Kolkata -700020
- (c) Copy of registration certificate – uploaded in HIRA website.
- (d) Main objects – To construct/develop building from ground level till full completion
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.

Name – Kiran. H. Mody (Proprietor)

Address – 9, Justice Dwarkanath Road, Bhowanipore, Kolkata- 700020



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Photo of the proprietor:



- (i) PAN No – AEZPM8232K
(ii) 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:

Bank Name: HDFC Bank Ltd

Bank Address: 2/6 Sarat Bose Road, Central Plaza, Kolkata- 700020

- (iii) Details of project land held by the applicant:

Residential land measuring about **290.226 sq.m. or 4 (four) Kathas 05 (five) Chataks and 19 (Nineteen) Sq.ft.** more or less together with **Ground plus Four storied** building under construction lying and situated within the limits of the Kolkata Municipal Corporation under Ward No. 70 being Premises No. 11/1A, Justice Dwarka Nath Road, P.S. Bhowanipore, Kolkata – 700020, Assessee No. 110702100525, being butted and bounded by :-

On the North : By Pre. No. 9, Justice Dwarka Nath Road.

On the South : By Pre. No. 13A, Justice Dwarka Nath Road.

On the East : By Pre. No. 19A & B, Balaram Bose first Lane.

On the West : By 12.192 m. wide Justice Dwarka Nath Road.

- (iv) Details of Approval obtained from Various Competent Authorities for commencing the Project



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- 1- Commencement Letter- Uploaded in Website
- 2- MBC Meeting Order- Uploaded in website
- 3- Building Permit – Uploaded in website

(v) 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- Project Name: Gaurav Building
Address: 19/1A, Annanda Banerjee Lane, Kolkata- 700020
Started On Year: 2017, Ended On Year: 2018
- 2- Project Name: Shaneesh Building
Address: 23 Rani Sankari Lane, Kolkata: 700026
Started On Year: 2015, Ended On Year: 2017

(vi) Agency to take up external development works - Self Development.

(vii) Registration fee – Online Payment at HIRA Website.

2. I/we enclose/Uploaded the following documents online in Website, namely:

- (i) authenticated copy of the 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;



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- (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;
- (vi) 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 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 firefighting facilities, drinking water facilities, solid and liquid waste management, 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 exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately;
- (xii) the number and areas of covered parking available in the project;



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- (xiii) the number of open parking areas available in the project;
 - (xiv) Details of Undivided Shares pertaining to the project;
 - (xv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
 - (xvi) 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: 18/09/2019

Place: KOLKATA

Kiran.H. mody

KIRAN H. MODY
PROPRIETOR, PRATIK DEVELOPERS
SELF AND CONSTITUTED ATTORNEY FOR
SWAPAN KUMAR MUKHERJEE & LALITA MUKHERJEE

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