

RDR ASSOCIATES

361 STRAND ROAD, P.O. ICHAPUR-NAWABGANJ,
DIST-24 PARGANAS(N), 743144

BUILDING PLAN SANCTIONED BY
THE NORTH BARRACKPORE
MUNICIPALITY ON 22.03.2017 AND
BUILDING WORK COMMENCED
AFTER SANCTION OF PLAN *ie.* FROM
15.04.2017

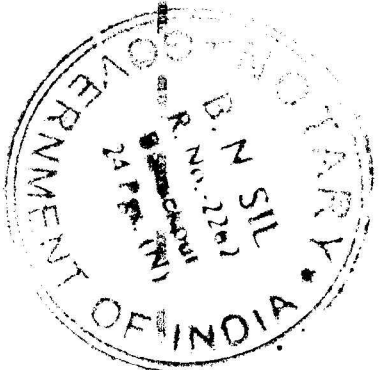
RDR Associates

Jayson Roy
Partner

2 MAR 2020

BEFORE THE NOTARY
GOVERNMENT OF INDIA

2 MAR 2020



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

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

WEST BENGAL

CALCUTTA GREENS COMMERCIAL COMPLEX,
FIRST FLOOR, 1050/2 SURVEY PARK, KOLKATA- 700 005

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up
at

MAJHERPARA ICHAPUR Taluk ICHAPUR District NORTH 24
PARGANAS State WEST BENGAL.

2 MAR 2020

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 - RDR ASSOCIATES
 - (b) Address - 361, STRAND ROAD, P.O. ICHAPUR-NAWABGANJ, DIST 24 PGS (N) 743144.
 - (c) Copy of registration certificate - NOT APPLICABLE (TRADE LICENSE ATTACHED)
 - (d) Main objects - TO CONSTRUCT AND DEVELOP BUILDING
 - (e) Name, photograph and address of chairman of the governing body / partners / directors etc. - MR. TAPAS ROY, 361 STRAND ROAD P.O. ICHAPUR-NAWABGANJ, DIST 24 PGS (N) 743144.
- (iii) PAN No. AFAPR5502F;
 - (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 ALLAHABAD BANK, SAHID MANGAL PANDEY SARANI ROAD, KOLKATA-700 120;
 - (v) Details of project land held by the applicant 13 KATHA, 8 CHATTAK;
 - (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project NORTH BARRACKPORE MUNICIPALITY;
 - (vii) 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. NOT APPLICABLE;
 - (viii) Agency to take up external development works NOT APPLICABLE Local Authority (exact Authority or any agreement to the Authority) / Self Development;
 - (ix) Registration fee by way of a demand draft dated 02.01.2020 drawn on ONLINE PAYMENT THROUGH AXIS BANK, SHYAMNAGAR BR. Rs. 10000.00 /- calculated as per sub-rule (3) of rule 3;
 - (x) Any other information the applicant may like to furnish.



2. 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;**
 - (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;
 - (A) 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;
 - (vi) 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;
 - (vii) 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, solid and liquid waste management, emergency evacuation services, use of renewable energy;



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- (viii) 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;
- (ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (x) 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;
- (xi) the number and areas of covered parking available in the project;
- (xii) the number of open parking areas available in the project;
- (xiii) Details of Undivided Shares pertaining to the project;
- (xiv) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
- (xv) 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: 11/03/2020

Place: ICHAPUR

RDR Associates

Japan Roy
Partner

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

Identified by me and signed in my presence

S.K.Roy, Advocate
Juthika Lodge Manicktala
P.O.- Ichapur- Nawabganj
Dist.-24pgs(N)

Pin-743144
Email- 5291swapanroy@gmail.com
(M): 7044329577

(S.K. Roy)
Advocate



SOLEMNLY AFFIRMED
DECLARED BEFORE ME
ON

12 MAR 2020

BEFORE THE NOTARY
GOVERNMENT OF INDIA



FORM 'B'
[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY
THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. TAPAS ROY promoter of the
proposed project RDR ASSOCIATES ;

I, TAPAS ROY promoter of the proposed project do hereby solemnly declare,
undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development
of the project is proposed

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OR

Have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with THE LAND LORD who possess a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

Possess such encumbrances as FREE FROM ALL ENCUMBRANCES including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 31/03/2021.
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.



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7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

[Signature]
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at ICHAPUR on this 11TH day of MARCH, 2020. RDR Associated

[Signature]
Deponent

Identified by me and signed in presence

[Signature] (S.K.)



S.K.Roy, Advocate
Juthika Lodge, M. Chakraborty's
P.O. - Ichapur, Nawabganj
Dist - 24 (gs, N)
Pin - 529144
Email - 5291swapanroy@gmail.com
(M): 7044329577

NOTARIAL RECORDS
A
OFFICERED BEFORE ME
ON 11/2/2020
BY [Signature]
NOTARY PUBLIC
S.K. ROY
No. 230
ICHAPUR
NAGANJ
DISTRICT
ANDHRA PRADESH