



RDB REALTY & INFRASTRUCTURE LIMITED

BIKANER BUILDING, 8/1, LAL BAZAR STREET, 1ST FLOOR, KOLKATA - 700 001 • CIN No. : L16003WB2006PLC110039
PHONE : +91 33 4450 0500 • FAX : +91-33-2242 0588 • E-mail : secretarial@rdbindia.com • Website : www.rdbindia.com

FORM -1

APPLICATION FOR REGISTRATION OF PROJECT

To
The West Bengal Housing Industry Regulatory Authority
Calcutta Greens Commercial Complex
1050/2 Survey Park,
Kolkata-700 075

Sir,

We hereby apply for the grant of registration of our project to be set up at Mouza- Andul, Post-Office- Andul-Mouri, Police Station- Sankrail, Pincode- 711302 District - Howrah, State- West Bengal.

I. The requisite particulars are as under:

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority: Company

(ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority:

(a) Name: RDB REALTY & INFRASTRUCTURE LIMITED

(b) Address: 8/1, Lal Bazar Street, Bikaner Building, 1st floor, Room no. 10, Kolkata- 700001

(c) Copy of registration certificate: Copy enclosed

(d) Main objects: Construction

(e) Name, photograph and address of chairman of the governing body/partners/directors etc.: Mr. Sunder Lal Dugar (Managing Director), 63, Park Street, Kolkata – 700016.



(iii) PAN No.: AADCR8845C

(iv) Name and Address of the Bank with which account in terms of section 4(2)(1)(D) of the Act will be maintained: Oriental Bank of Commerce at R.N. Mukherjee Road, Kolkata- 700001.

(v) Details of project land held by the applicant: 92 Decimal land in R.S. Dag No. 417, R.S. Khatian No. 404, now L.R. Dag No. 446 and now L.R. Khatian Nos. 65/1,408/2, 574/1, 993/1, 1109, 1135/1, 1233/1, 560/1, 560/2, 1109, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512 (previously 1306/3, 1533/1, 1198/2, 1145) lying and situated in Mouza Andul, J. L. No.29, P. S. Sankrail, Additional District Sub-Registrar office- Ranihati, District and District Registrar office-Howrah.

RDB REALTY & INFRASTRUCTURE LTD.
Sunder Lal Dugar
Director



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(vi) Brief details of the projects launched by the Promoter in the last five years:

REGENT CROWN – RESIDENTIAL CUM COMMERCIAL COMPLEX

Developer : **RDB Realty & Infrastructure Limited**
Registered Office/Correspondence Address : Bikaner Building
8/1, Lal Bazar Street, 1st Floor
Kolkata -700001

Project Name & Address : **REGENT CROWN**
G.T. Road, Golapbagh
Mohalla – Keshabganj
Mouza – Goda, Holding No. 342, Ward No.1
PS. Burdwan, Dist. Burdwan, Pin -713101

Land Details : RS Plot No. 2194 & 2195, L.R. Plot No. 2184
J.L. No. 41, L.R. Khatian No. 8077

Land Owner : Burdwan Municipality

Development Agreement executed on 17.6.2014 between Burdwan Municipality and us.

LAND SCHEDULE

ALL THAT the piece and parcel of land measuring 3.42 acres, within town Police Station and District Burdwan, within Burdwan Municipality, Mouza Goda comprised in JL No.41, Khaitan No.45, R.S. Plot No.2194, Area 0.77 acres(Bastu) and R.S. Plot No.2195, Area 2.65 Acres(Bastu) butted and bounded in the manner as follows :-

ON THE EAST : Plot No.2196, 6145
ON THE WEST : Plot No.2148, 2209
ON THE NORTH : Plot No. 2152, 2153, 2193, 2192
ON THE SOUTH : G.T.Road, Plot No.2219, 2210

(vii) Agency to take up external development works: Self Development

(viii) Registration fee by way of online payment through net banking or debit card or credit card for an amount of Rs. 78262/- calculated as per Notification No. 61 HIV 3M 418 dated 13.09.2018.

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

2. I/we enclose the following documents namely:

RDB REALTY & INFRASTRUCTURE LTD.
Deep Singh
Director



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- (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;
- (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;
- (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;
- (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;

RDB REALTY & INFRASTRUCTURE LTD.

Pradeep Ingolia.
Director



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- (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 - 'A' as per rule.
3. I/We solemnly affirm and declare that the particulars given herein are correct to my/our knowledge and belief.

Date: 21.11.2018
Place: Kolkata

Yours faithfully,

RDB REALTY & INFRASTRUCTURE LTD.

Pradeep Singhania

Signature and seal of the applicant(s) Director