

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,

I/We hereby apply for the grant of registration of our "StarOm Millenia" project situated at Premises No. 4, Nilgunj Road (also known as S.P. Mukherjee Road), Post Office & Police Station - Belghoria, District North 24 Parganas, State - West Bengal, Kolkata-700056, under Holding No. 1611, within Ward No. 17 of Kamarhati Municipality.

1. The requisite particulars are as under:-

(i) Status of the applicant, as company;

(ii) In case of - Company (Name of a Director)

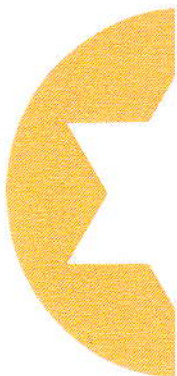
(a) Name - MR. RATAN BISWAS

(b) Father's Name - Late Monmohan Biswas

(c) Occupation - Business

(d) Permanent address - P/35, Tagore Park, Dr. R.N. Tagore Road,
Post Office & Police Station Belgharia, Kolkata - 700056.

(e) Photograph



Details of the Company –

- (a) Name M/S. S. M. ABASAN PRIVATE LIMITED
- (b) Address Registered office at 86A, Topsia Road (South), Room No. 209, 2nd Floor, Post Office - Gobinda Khatick Road, Police Station - Topsia, Kolkata - 700046.
- (c) Copy of registration certificate - Attached herewith.
- (d) Main objects - The focus of the Company is to create a property with well thought out architecture, a unique design aspect and quality spaces which suits various consumer segments. In today's bustling world of busy lifestyles, S M Abasan Pvt. Ltd is driven towards creating homes with a soul. The company intends to establish a high level of trust amongst its residents by encouraging close knit community living away from the chaos of a hectic working life, in a serene atmosphere. With a keen eye on detail, state of the art construction, affordable yet luxurious living formats and upto date technology, the company intends to expand its prowess in the Real Estate space by creating landmark projects which reflects a lifestyle and culture in entirety.

(e) Name, photograph and address of the directors etc.

(iii) PAN No. AALCS6438C;

(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 -

S.M. ABASAN PRIVATE LIMITED

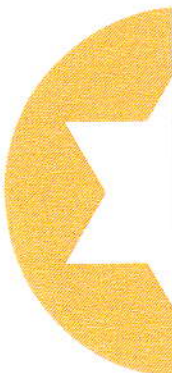
Account No. : 50200010089120

Bank Name : HDFC BANK LTD.

Branch Name : BELGHORIA BRANCH, situated at 43/3, Fedder Road,
P.O. Belgharia, Kolkata - 700056.

IFSC Code : HDFC0001925

(v) Details of project land held by the applicant - 4366.54 Sq.Meter;



(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.

(vii) Agency to take up external development works by Local Authority.

(viii) Registration fee by way of online payment through net banking or debit card or credit card for an amount of Rs. 87,340/- calculated as per Notification No. 61 HIV 3M 418 dt. 13.09.2018.

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

2. I/we enclose the following documents namely:—

(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 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 and emergency evacuation services;

(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 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.

Dated: 28.11.2018

Place: Kolkata

Yours faithfully,

S.M. ABASAN PVT. LTD.


Authorised Signatory

