

DOCUMENTS REQUIRED FOR WBHIRA REGISTRATION

SI No.	Description	Person liable
1	Authenticated copy of PAN Card of the Promoter	enclosed
2	Audited balance sheet of the Promoter of the preceding Financial Year and income tax returns of the Promoter for 3 preceding Financial Year	enclosed
3	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.	enclosed
4	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.	1. No encumbrances relating to land. 2. Sole owner association formed. Appeal pending before Appellate Authority Apartment Ownership Act relating to amendment of Declaration. 3. W.P. No. 15903 (W) of 2018 pending
5	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.	enclosed
6	The sanctioned plan, lay out plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority.	enclosed
7	Location details of the project, with clear demarcation of the land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project.	enclosed
8	Proforma of the allotment letter, agreement for sale, and conveyance deed proposed to be signed with the allottees.	Drafting under process. Will be submitted during scrutiny.
9	The number, type and carpet area of the apartments for the sale in the project along with the area of the exclusive balcony or veranda areas and the exclusive open terrace areas with the apartment, if.	Will be given at the time of scrutiny
10	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 collaboration agreement, development agreement, joint.	Promoter is the Owner of the land excluding undivided undemarcated proportionate

		land share sold to Phase I owners
11	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.	Enclosed
12	The number and areas of garage for sale in the project.	No garage only covered car parking number 704
13	The number of open parking areas available in the real estate project.	541
14	The names and addresses of his real estate agents, if any, for the proposed project.	Will be given at the time of scrutiny
15	The names and addresses of the contractors, architect and structural engineer, if any, and other persons concerned with the development of the proposed project.	enclosed
16	A declaration in Form 'A' [see Rule 3(2)] Declaration SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROPROMOTER	enclosed