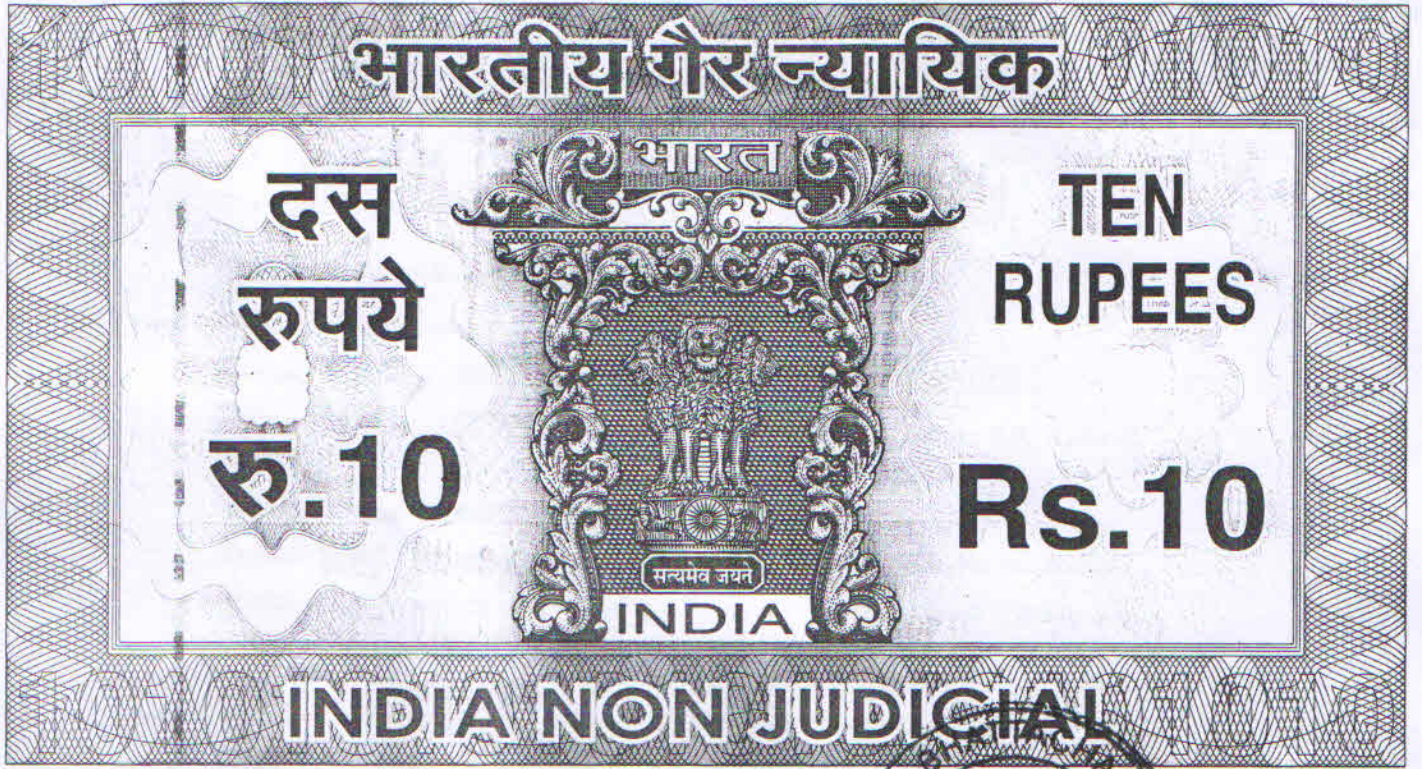
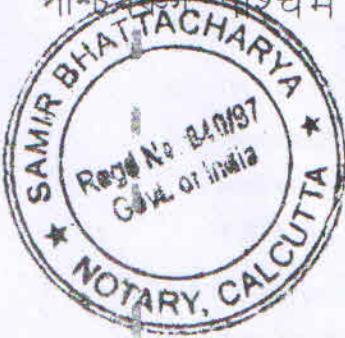


SERIAL NO. 127



पश्चिम बंगाल WEST BENGAL



BEFORE THE NOTARY PUBLIC, KOLKATA

AFFIDAVIT

FORM -A

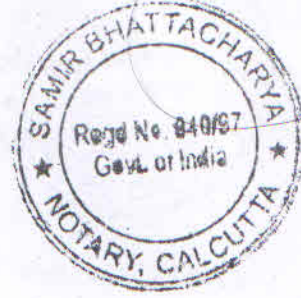
See rule 3(2)

APPLICATION FOR REGISTRATION OF PROJECT

I, **RASHBEHARI ROY**, son of Late Satyakinkar Roy, Director of M/S ROY JOB ASSOCIATES MANagements PVT. LTD. a company incorporated under the companies Act, 1956 having its registered office at 30A, Sib Narayan Das Lane, West Bengal, Kolkata- 700006.

I hereby apply for the grant of registration of our project to be set up as "SURYA APARTMENTS" at 118/83, Bose Para Road, Khardah, Kolkata-700117 Sub-Div. Barackpore- II District-24 pgs (N)State-West Bengal.

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I. The requisite particulars are as under:-

(i) Status of the applicant is company

Details of the company

(a) Name: M/S ROY JOB ASSOCIATES MANAGERMENTS PVT. LTD.

(b) Address: 30A, Shib Narayan Das Lane, P.O. - Bedon Street, P.S. Amherst Street, Kolkata- 700006

(c) Copy of registration certificate: U93030WB2010PTC149273 (CIN)

(d) Main objects: To carry on the business as construction, Manpower outsourcing, recruitment, Manufacturing, trading, import, export, Sales promotion, Agriculture, Compliance, joint venture, IT service, Maintenance, service, etc.

(e) Name, photograph and address of Directors: Rasbehari Roy (Pan No. AGDPR0279F) & Poppy Roy (Pan No. AJGPR3116H) both are residing at 68, Vivekananda Road, P.O.-Bedon Street, P.S.: Girish Park, 3rd Floor, West Bengal, Kolkata-700 006.

(i) PAN NO. of company : AAECR7946K

(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 CA, State Bank of India, V.K. Road, Kolkata-700006;

(iii) Details of project land held by the applicant "Surya Apartments" 118/83, Bose Para Road, P.O.- B.D.Sopan, P.S.: Khardah, Ward. No. 14, Under Khardah Municipality, Kolkata -700 117, L.R. DAG NO.3869, 2496/3873, L.R. - Khatian No. 830 (Present L.R. Khatian No. 6930 to 6935).

(iv) Brief details of the projects launched by the promoter in the last Four years: "Surya Apartments" 118/83, Bose Para Road, P.S.: Khardah, Ward. No. 14, Under Khardah Municipality, Kolkata -700 117, Nature of Land Bastu, L.R. DAG NO.3869 & 2496/3873, Khatian No.6930 to 6935, G+ 4 Building, Block C & B has been completed without any delay (within the projected time) and Block - A, is under construction.

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

(vi) Registration fee by way of online payment through net banking for an amount of Rs.18600/- dt.04-10-2018.

(vii) Any other information the applicant may like to furnish - Required information are provided above.

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2. We enclose the following documentsnamely:-
- (i) Authenticated copy of the PAN card of M/S ROY JOB ASSOCIATES MANAGERMENTS PVT. LTD having it's PAN NO: AAECR7946K
 - (ii) Audited balance sheet of the promoter for the preceding financial year 2017-2018, and income tax returns of the promoter for three preceding financialyears, 2015-2016, 2016-2017&2017-2018;
 - (iii) Details of the legal title deed i.e. Development agreement reflecting the title of the promoter (M/s Roy Job Associates Managements Pvt. Ltd.) to the land on which development is proposed tobedevelopedVide being No: 03174 for the year 2013, registered in book no.-1,CD volume no.-10,page no.- 4863 to 4909, Signatory authority.- additional district sub-registrar, office of the, A.D.S.R. Barrackpore, West Bengal, dated: 22-03-2013.
 - (iv) Search report provided by the Advocate Soumitra Lahiri related to the land situated in Mouza-Khardah, J.L. No.2, Re. Sa. No.18, Touzi No.145, 2998, 1505, in R.S. Khatian No.1316, Dag No.2496 and 2497 now L.R. Dag No.2496/3873 and 3869 under L.R. Khatian No.830 (Presently L.R. Khatian Nos. 6930, 6931, 6932, 6933, 6934 & 6935) respectively under S.R. Barrackpur, within the limit of Khardah Municipality having holding No.118/83 at Bose Para road, Ward No.14, P.O. – B.D. Sopan and P.S.- Khardah, District- North 24 Parganas, Kolkata – 700117(N)along with Letter to the Secretary of WBHIRA written by the developer stating the details of the land having no encumbrances.
 - (v) Details account of developer's agreement and power of attorney by which the developer got the title to develop the said project and sale the flat according to the agreed proportion:**Development Agreement**:registered in book no.- 1,CD volume no.-10,page no.- 4863 to 4909,being no.-03174 for the year 2013, Signatory authority.- additional district sub-registrar, office of the, A.D.S.R. Barrackpore, West Bengal,dated:22-03-2013, **Power of Attorney**: Registered in Book No.-1,CD Volume No.-10,Page No.- 4910 to 4928,Being No.-03175 for the year 2013,Signatory Authority.- ADDITIONAL DISTRICT SUB-REGISTRAR, office of the, A.D.S.R. BARRACKPORE, WEST BENGAL, Dated: 22-03-2013.
 - (vi) A letter dated 15/09/2015to the Khardah Municipality by the Developer for taking into the notice of the Khardah Municipality for commencement of the said project "Surya Apartments" from 10/10/2015 in accordance with the

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laws as may be applicable for the real estate project "Surya Apartments" at 118/83, Bose Para Road, P.O. – B.D. Sopan, P.S.: Khardah, Ward. No. 14, Under Khardah Municipality, Kolkata -700117.

- (vii) The sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by Khardah Municipality plan no.20A/1/2015-2016 Dated 04/09/2015.
- (viii) The plan of development works to be executed that is drinking water supply will be provided by the Khardah municipality, electricity facility will be provided by CESC, Initially security guard or security services will be provided by the promoter, building designed with RCC frame structure, drainage facility, POP finishing wall, vitrified tiles/ marble flooring room, toilet with standard quality sanitary fittings, good quality flush doors, concealed wiring with many plug points, Aluminum sliding windows, standard cooking platform and sink granite table top in kitchen, concealed plumbing system kitchen and toilet will be provided by the promoter in the proposed project.
- (ix) The location of the project from B.T Road Khardah Police Station is walking distance 5 Minutes to the said project, it's latitude and longitude is 22.723393, 88.369425. As per Site plan L.R. DAG NO.3869 & 2496/3873, Khatian No. 830, (Present Khatian No.6930 to 6935), J.L. No.2, Touji No.145,2998 & 1550, Ward no.14, Mouja, Municipality & P.O. – B.D. Sopan, P.S. - Khardha, Dist. 24 Pgs North Area of land 27Kha.13 ch. 15 sqft. Schedule of the property; North Site -Municipality Road, South Site -Municipality Road, East site- House of Chakaraborty Family, West site- Municipality Road.
- x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be Signed with the allottees; Rasbehari Roy (Pan No. AGDPR0279F), Director of M/s Roy Job Associates Managements Pvt. Ltd. at 68, Vivekananda Road, P.O.- Bedon Street, P.S.: Girish Park, 3rd Floor, Kolkata-700 006.
- xi) The number, type and the carpet area of apartments for sale in the project Block –C, no. of flats 2BHK-28 (4 flats- 629 sq.ft., 4 flats- 626 sq.ft., 4 flats- 585 sq.ft. 4 flats- 631 sq.ft., 4 flats- 578 sq.ft., 4 flats- 620 sq.ft., 1 flat- 463 sq.ft., 1 flat- 452 sq.ft., 1 flat- 580 Sq.ft., 1 flat- 460 sq.ft.) 3BHK -4 (4 flats- 850 sq.ft.) with 32 balconies, Block –B no. of flats 2BHK-25 (4 flats-571sq.ft., 4 flats-592 sq.ft., 4 flats-712sq.ft., 4 flats-643sq.ft., 4 flats-318sq.ft., 4 flats-516

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sq.ft., 1 flat- 345 sq.ft.), 1 BHK(cover area 306 sq.ft.) with 24 balconies. Block -A, no. of flats 2BHK-22(4 flats- 555 sq.ft., 4 flats- 705 sq.ft., 4 flats- 442 sq.ft., 4 flats- 573 sq.ft., 4 flats- 519 sq.ft., 2 flats- 775sq.ft.), 1 BHK -7(4 flats- 354 sq.ft., 1 flat- 380 sq.ft., 1 flat- 185 sq.ft., 1 flat- 350sq.ft.) with 29 balconies.

xii) The number and areas of garage for sale in the project; no of Garages-9 for Block-C (area of each garage is 145sq.ft.), no.of Garages-14 for Block B (5 garages- 160sq.ft, 2 garages-145sq.ft., 2 garages-162sq.ft., 5 garages- 140sq.ft.), no. of Garages-2 for Block-A (1 garage- 97 sq.ft., 1 garage-120 sq.ft.).

xiii) There are no open parking areas available in the said real estate project.

xiv) There is no real estate agent deputed for the proposed project.

xv) The names and addresses of the architect & structural engineer: Avijit Phani, License No. 2003117857, at Khardah and he is associated with the development of the proposed project.

xvi) A declaration in FORM - 'B' is available as per rule.

3. I solemnly affirm and declare that the particulars given herein are correct to my knowledge and belief.

Place:

Identified by me

Ranita Poddar
Advocate

ROY JOB ASSOCIATES MANagements PVT. LTD.

Roy

Director

Signature and seal of the Deponent

Solemnly Affirmed and
Declared before me OAS 199
CPC / 13 / 5297 (C) CRPC

28.11.18

Samir Bhattacharya
Notary, Govt. of India
Regd. No.-940/97
City Civil Court Calcutta

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