

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

APPLICATION FOR REGISTRATION OF PROJECT

TO
The Real Estate Regulatory Authority
Calcutta Greens Commercial Complex (1st Floor)
1050/2, Survey Park
Kolkata-700075

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Maheshtala, Tehsil Alipore, District: South 24 Parganas, State: West Bengal.

1. The requisite particulars are as under:-

- (i) Status of the applicant:-
 - (a) Name: Eden Real Estates Pvt.Ltd. ;
 - (b) Address : 9B Wood Street , 3rd Floor, West wing, Kolkata- 700016;
 - (c) Copy of registration certificate: Attached;
 - (d) Main objects: Developing of Housing Infrastructure;
 - (e) Name, Photograph and address of the Director:
Mr. Indrajit De, 1A, Raja Subodh Mullick Square, Kolkata-700012;
- (ii) PAN NO.: AABCE6856A;
- (iii) Name & address of the bank or banker with which account in terms of section 4(2)(1)(D) of the act will be maintained: ICICI BANK LTD. 5 Gorky Terrace, Kolkata-700017;
- (iv) Details of Project land held by the applicant: Mouza: Sarengabad, J.L. No. 47, Touzi No. 1521, R.S. No. 43, P.S. Maheshtala, A.D.S.R.- Behala, under ward no. 31 within the limits of Maheshtala Municipality, District 24 Parganas(South);
- (v) 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.: N.A. ;
- (vi) Agency to take up external development works: Maheshtala Municipality- Local Authority;

EDEN REAL ESTATES PRIVATE LIMITED


Authorised Signatory

(vii) Registration fee by way of Electronic transfer on 04.10.2018 for an amount of Rs. 97,300/- calculated as per sub-rule (3) of rule 3.

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

- i) Authenticated copy of 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 reflecting the title of the promoter to the land on which development is proposed;
- iv) 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;
- v) 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;
- vi) 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;
- vii) 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;
- viii) Proforma of the allotment letter, agreement for sale and the conveyance deed proposed to be signed with the allottees.
- ix) 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;
- x) The number and areas of garage for sale in the project;
- xi) The number of open parking areas available in the real estate project;
- xii) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;
- xiii) 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.

Date: 06/12/18

Place: Kolkata

Yours faithfully

EDEN REAL ESTATES PRIVATE LIMITED

Indrajit Bhattacharya
Authorised Signatory