

FORM – 'A'
[Rule 3(2)]**APPLICATION FOR REGISTRATION OF PROJECT**

To,
The Office of the Housing Industry Regulatory Authority
Calcutta Greens Commercial Complex, Block-1, 1st floor
1050/2, Survey Park
Kolkata – 700075

Sir,

We hereby apply for the grant of registration of our project named IDEAL ROYALE to be set up at Premises No. 177, Manicktala Main Road, Kolkata – 700054.

1. The requisite particulars are as under :-

- (i) Status of the applicant : **IDEAL REAL ESTATES PRIVATE LIMITED**
- (ii) PAN No. : **AAACD9025H**
- (iii) Name and address of the bank or banker with which account in terms of section 4 (2)(l)(D) of the Act will be maintained :
- (iv) Details of project land held by the applicant : **2602.98 sq.mtr.**
- (v) Project already completed : Ideal Grand at 456, G.T. Road (S), Howrah
Ideal Enclave at Gopalpur, North 24 Parganas

Project under construction : Ideal Aquaview at Mahishbathan & Thakdari
Mouza under Bidhannagar Municipal
Corporation

Ideal Greens at 591A, Motilal Gupta Road
Kolkata – 700008
- (vi) Agency to take up external development works : Self Development.

2. We enclose the following documents in triplicate, namely –

- (i) authenticated copy of the PAN card of the promoter;

Ideal Real Estates Pvt. Ltd.

CIN : U70101WB1988PTC045347
50, Jawahar Lal Nehru Road
11th floor
Kolkata 700 071, India

Ph. : +91 33 2282 1548/0513/5410
Fax : +91 33 2282 1564
E-mail : sales@ideal.in
Website : www.ideal.in

- (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 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 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 work to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water and the whole project as sanctioned by the competent authority;
- (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;

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- (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 real estates 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-'B'

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

Yours faithfully,
For Ideal Real Estates Private Limited



Director

Dated : 06/09/2018
Place : Kolkata

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