

FORM 'A'
{See rule 3(2)}
APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at **Majhergaon**
Tehsil District **North 24 Parganas** State **West Bengal**

1. The requisite particulars are as under :-

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority
- (ii) In case of individual –
- (a) Name
- (b) Father's Name
- (c) Occupation
- (d) Permanent address
- (e) Photograph
- OR
- In case of firm / societies / trust / companies / **limited liability partnership** / competent authority –
- (a) Name-BADU ROAD DEVELOPERS LLP
- (b) Address-1048, Kutulsahi Road Mouza Kutulsahi J.L. No. 42 under P.S. Barasat and 233 Badu Road in Mouza Digberia J.L. No. 74 under P.S. Madhyamgram both in the District of North 24 Parganas-700129
- (c) Copy of registration certificate
- (d) Main objects
- (e) Name, photograph and address of chairman of the governing body / **partners** / directors etc.

COMPANY	PARTNER	PAN	ADDRESS	P.S.	P.O.	DISTRICT
SRIJAN REALTY PVT. LTD.	SRI.RAM NARESH AGARWAL	ACYPA1903G	135G, S.P. MUKHERJEE ROAD, KOLKATA-700026	TOLLYGUNGE	TOLLYGUNGE	SOUTH 24 PGS
P.S. GROUP	SRI.SURENDRA KUMAR DUGGAR	ACUPD1317K	52/4/1, BALLYGUNGE CIRCULAR ROAD, KOLKATA-700019	BALLYGUNGE	BALLYGUNGE	SOUTH 24 PGS
NPR FINANCE LTD	SRI RISHI TODI	ABUPT6543N	2, QUEENS PARK, KOLKATA-700019	BALLYGUNGE	BALLYGUNGE	SOUTH 24 PGS
NPR FINANCE LTD	CHETAN TODI	AFTPT0425J	2, QUEENS PARK, KOLKATA-700020	BALLYGUNGE	BALLYGUNGE	SOUTH 24 PGS

- (iii) PAN No. – **AAMFB0532C**
- (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 – **overdraft account**
 COMPANY NAME: BADU ROAD DEVELOPERS LLP
 BANK NAME: AXIS BANK LTD.
 BRANCH: CORPORATE BANKING BRANCH, KOLKATA
 ACCOUNT NO: 917030029214864
 TYPE OF ACCOUNT: OVERDRAFT
 IFSC: UTIB0001164
- (v) Details of project land held by the applicant _____
- (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 _____ Local Authority / Self Development;
- (viii) Registration fee by way of online payment of an amount of Rs. 3,05,160/-calculated as per sub-rule (3) of rule 3;
- (ix) Any other information the applicant may like to furnish.

2. I/we enclose the following documents in triplicate, 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 development 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 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, drinking water facilities, emergency evacuation services, use of renewable energy;

- (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 'B'

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

Dated: 11.09.18
Place: Kolkata



Yours faithfully,
Signature and seal of the applicant(s)



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Registrar West Bengal
Nizam Palace , 2nd MSO Building , 234/4, 2nd Floor , Acharya Jagdish Chandra
Bose Road , Kolkata - 700020, West Bengal, INDIA

FORM 16

[Refer Section 12(1)(b) of the LLP Act, 2008]

CERTIFICATE OF INCORPORATION

LLP Identification Number: AAB-0396

I hereby certify that BADU ROAD DEVELOPERS LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given at West Bengal this Twenty Seventh day of July Two Thousand Twelve.

Validity-unknown
Digitally signed by
Registrar
Date: 2012.07.27 14:15
GMT+05:30

Registrar ,West Bengal

Note: The corresponding form has been approved by DEBASISH BANDOPADHYAY,Registrar and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009
The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

Mailing Address as per record available in Registrar office:
BADU ROAD DEVELOPERS LLP
36/1A, ELGIN ROAD, KOLKATA - 700020,
West Bengal, INDIA

