

**FORM -1**  
**APPLICATION FOR REGISTRATION OF PROJECT**



To  
The West Bengal Housing Industry Regulatory Authority,  
Calcutta Greens Commercial Complex  
1050/2 Survey Park  
Kolkata-700 075

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Baruipur Sub-Divn., District - South 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 : Proprietorship firm

(ii) In case of individual –

(a) Name : Dipak Karmakar

(b) Father's Name : Late Gopal Chandra Karmakar

(c) Occupation : Business

(d) Permanent address: A-2/2, Baghajatin Pally, Kolkata-700092

(e) Photograph



OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority –

(a) Name : Paradise Land and Housing Co.

(b) Address : 1D, Milan Park, Garia, Kolkata - 700084

(c) Copy of registration certificate : Trade License

(d) Main objects : To carry on business of Estate developer by erecting and constructing flats of every type with business integrity and commitment and to add value to the life style that people crave for.

(e) Name, photograph and address of chairman of the governing body / partners / directors etc. Proprietor : Dipak Karmakar, 1D Milan Park, Garia, Kolkata - 700084

(iii) PAN No. AIEPK9983A

(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 **State Bank of India, Naktala Branch;**

For PARADISE LAND & HOUSING CO.

Proprietor

(v) Details of project land held by the applicant : Land area 2023.411 Sq. mt. At Municipal Holding No. 2102, Dakshin Kumrakhali, Kolkata – 700103 lying and situated at Mouza- Kumrakhali, J.L. No.48, P.S. Narendrapur (formerly Sonarpur), comprising in L.R. Dag No.183, 184, 185, 186, 191, 192 and 193 under L. R. Khatian No. 3875, 3876, 3877, 3878 and 3879, Dist. 24 Pargana South, within Rajpur-Sonarpur Municipality Ward No.27.

(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. : (1) **Nirmala Residency**, 400, Uttar Kumrakhali, Mahamayatala, Garia, Jhilpar Road, Kolkata-700084 (2) **Sai Kripa**, 83, R.K.Pally, Jaganathpur, Kolkata-700150 (3) **Abakash**, 67, Uttar Kumrakhali, Mahamayatala, Jhilpar Road, Kolkata-700103, (4) **Tista**, 88, Uttar Kumrakhali, Mahamayatala, Narendrapally Road, Kolkata – 700103 – **All those** projects has been completed, possession has been given to the allottees and sold and transferred the title of the property in their favour.

(vii) Agency to take up external development works : Self Development (Local Authority / Self Development);

(viii) Registration fee by way of online payment through net banking or debit card or credit card for an amount of Rs. \_\_\_\_\_ /- calculated as per Notification No. 61 HIV 3M 418 dt. 13.09.2018.

(ix) Any other information the applicant may like to furnish.

2. I/we enclose the following documents 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 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 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;

For PARADISE LAND & HOUSING CO.

  
Proprietor

(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 - 'A' as per rule.

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


Dated: 10.03.2020.

Place: Kolnate.

Yours faithfully,

Signature and seal of the applicant(s)

For PARADISE LAND & HOUSING CO.

  
Proprietor