

**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,

We hereby apply for the grant of registration of our project to be set up at 345, Subhash Block, Manikpur, under Rajpur Sonarpur Municipality, District- South 24 Parganas in the name of "ASHRAY-I" in the State of West Bengal.

1. The requisite particulars are as under:-

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

(a) Name : ALMOUR CONSTRUCTION.

(b) Address : 12, RUSSA ROAD EAST, 2ND LANE, KOLKATA – 700 033.

(c) Copy of Registration Certificate Enclosed.

(d) Main objects: Construction and Interior Innovation.

(e) Name, photograph and address of chairman of the governing body / partners / directors etc. – 1) SHIKHA MODANI, 137, S.P. Mukherjee Road, Kolkata – 700 026 2) ABHIJIT BHATTACHARJEE, Pitama House, Pratapgarh, P.O. Narendrapur Kolkata – 700 103. (photo enclosed)

(iii) PAN No: ABJFA2812L

ALMOUR CONSTRUCTION*Abhijit Bhattacharjee*

Partner





(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: Central Bank Of India, Tollygunj Branch , Address: 12, Chinmoy Chhottopadhaya Sarani, Kolkata – 700 033;

(v) Details of project land held by the applicant 345,Subhash Block, Manikpur, under Rajpur Sonarpur Municipality, District South 24 Parganas in the state West Bengal

(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 :

Project Name	SRK EMERALD	SRK RUBI	EADNESS COURT
Location	12, Russa Road, East 2 nd Lane, Kolkata-700033	45C, Central Road, Jadavpur, Kolkata700032	13A, Deodar Street, Kolkata-700019
Whether approved by SBI?	Yes	Yes	No
If approved by housing Finance Company like HDFC/LIC HF etc. and/or Scheduled Commercial bank ., furnish name of HFCs/Banks	United Bank of India & Axis Bank Ltd & Alahabad Bank Ltd	HDFC Bank & Bank Of India	IDBI Bank & Karur Vysya Bank
Month & year of Commencement of Construction	07/2007	10/2010	08/2012
Present Status (Completed /Partially completed)	Completed	Completed	Completed

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Partner



Total built up area of the project, in Sq.M.	1050 Sq.M.	1080 Sq.M.	860 Sq.M.
Number of floors	3	3	4
No. of Dwelling units in the project	10	13	4
No of units sold in the project	9	12	3
Date of occupancy certificate	30/08/2010	22/12/2017	21/04/2014
Date of Conveyance	Different dates	Different dates	Different dates

12. Details of the Present Proposal

Project Name	ASHRAY-I
Location	Holding No 345, Subhash Block, Manikpur, Ward No.23, Rajpur-Sonarpur Municipality
Details of construction finance/ loan, if any, availed by the builder for this project (Note:-If construction finance is provided by the SBI, then the project will stand automatically approved.)	None If yes, please provide us: Name of contact person of the financing institution: N.A. Mobile No: Email id:
Status of encumbrance of the project land	No encumbrance.

ALMOUR CONSTRUCTION
Abhijit Bhattacharjee
Partner

ALMOUR CONSTRUCTION

(A unit of ALAMOUR GROUP)

Construction and Interior Innovation



If approved by housing finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank., furnish names of HFCs/Banks	State Bank of India and Bank of Baroda.		
Month & year of Commencement of Construction	November 2019		
Proposed construction plan. (Please furnish details of no. of phases, No. of buildings in each phase, no. of floors, No. of dwelling units in such building. Planned Schedule of completion of each building phase, project.)	No of Phases:1 No of Blocks/Buildings in each phase:1 No of Floors:4 No of Flats:16 Schedule of Completion – 42 Months i.e. May 2023. Total cost of construction: 2.5 Crores (Approx)		
Total built up area of the project, in sq.M.	1378.641 Sq.M.		
No of dwelling units in the project	16		
No. of units sold in the project	0		
Details of Development Agreement and POA if any	Enclosed		
Status of receipt of approvals from Local Bodies/Urban Development Authority	Sanction Plan from Rajpur-Sonarpur Municipality(enclosed).		
Project Value	5.1 Crores(Approx)		
Type of Flat/House	No.of Flats/House	Average price per flat/house	Total

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Achjit Bhattacharya

Partner



Residential	16	28,00,000/-	4,50,00,000/-
Shop	3	20,00,000/-	60,00,000/-
Total Project value	5.1 Crores		
13. Investment made till date	25 Lakh (Appx.)		
14. Anticipated business	4 Crores		
15. whether Builder/his nominee is proposed be engaged as Marketing Associate?	No		
16. Whether builder is entering into Tripartite Agreement. If so, id it in the standard format	Yes		
17. Disbursements to be made in favour of	Name of Builder: Almour Construction Account Number: 3631846488 Bank: Central Bank of India Branch: Tollygunge, Kolkata.		

(vii) Agency to take up external development works : Rajpur Sonarpur Municipality

(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: N.A.

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

(i) authenticated copy of the PAN card of the promoter : Enclosed.

(ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years: Enclosed.

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Achjit Bhattacharya

Partner



- (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: Enclosed.
- (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: None
- (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: Enclosed
- (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: N/A
- (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: Sanction plan enclosed.
- (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: **as per sanction plan.**
- (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: Enclosed.
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees : Enclosed

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Achjit Bhattacharjee
Partner



(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 appertain with the apartment, if any: **as per sanction plan.**

(xii) the number and areas of garage for sale in the project: None.

(xiii) the number of covered parking areas available in the real estate project : 10.

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: None.

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;

Contractor: Not Yet Appointed

Architect : Sanyalson Associates Consultant Pvt. Ltd.

Structural Engineer: Sri. Subir Chandra Sanyal

Other Person : N/A

(xvi) a declaration in FORM - 'A' as per rule: Enclosed

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

Dated: 16/09/19

Place: KOLKATA

Yours faithfully,

FOR ALMOUR CONSTRUCTION

ALMOUR CONSTRUCTION
Achjit Chakrabarti
PARTNER
Partner