



पश्चिम बंगाल WEST BENGAL

44AB 961562

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 48 D. H. Road, Kolkata - 700060.

for S PAIK & CO
Anil M Paik
Proprietor

1. The requisite particulars are as under: -

(i) Status of the applicant: individual / proprietorship firm

(ii) In case of individual –

- (a) Name : Anil Kr. Paik
(b) Father's Name : Late Panchu Gopal Paik
(c) Occupation : Business
(d) Permanent address : 2B, S. N. Roy Road,
Kolkata -

700034

(e) Photograph :



(iii) PAN No. : AFLPP6567R

(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
Allahabad Bank, Kolkata New Alipore Branch, Block No. –
N, Plot No.- 554, New alipore, Kolkata, West Bengal-700053

(v) Details of project land held by the applicant:

ALL THAT the messages tenements hereditaments dwelling house constructions and the premises together with the pieces and parcels of bastu land or ground thereunto belonging whereon and on part whereof the same are erected and built

for S PAIK & CO

Anil Kr Paik

Proprietor

containing an area of 5 Cottahs 7 Chittacks 41 Sq. feet more or less on survey and actual measurement, situate lying at and being portion of old Holding No. 48 D.H. Road, Kolkata - 700060

- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project :
Kolkata Municipal Corporation
- (vii) 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.:
Not Applicable as these is the first Project.
- (viii) Agency to take up external development works by Self Development;
- (ix) Registration fee to be paid upon online registration as per sub-rule (3) of rule 3;
- (x) Any other information the applicant may like to furnish: Nill
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;
 - (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;

for S PAIK & CO

Anil M Paik

Proprietor

- (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;
 - (A) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases;
- (i) 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;
- (ii) 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, solid and liquid waste management, emergency evacuation services, use of renewable energy;
- (iii) 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;

for S PAIK & CO

Anil M. Paik

Proprietor

- (iv) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
 - (v) the number, type and the carpet area of apartments for sale in the project exclusive of the area of balcony, verandah, open terrace and other common areas, if any, details of which have to be furnished separately;
 - (vi) the number and areas of covered parking available in the project;
 - (vii) the number of open parking areas available in the project;
 - (viii) Details of Undivided Shares pertaining to the project;
 - (ix) the names, addresses, phone numbers, email ids and registration details of real estate agents, if any, for the proposed project;
 - (x) the names, addresses, phone numbers, email ids and registration details of the contractors, architects, structural engineers, site engineers, project management consultants, HAVC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;
 - (xi) a declaration in FORM 'B'.
2. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Dated: Place:

Yours faithfully,

for S PAIK & CO

Anil W Paik

Proprietor

Signature and seal of the applicant(s)



पश्चिम बंगाल WEST BENGAL

44AB 961564

FORM 'B'
[See rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY
PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Anil Kumar Paik promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15th January, 2019;

I, Anil Kumar Paik promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

For S PAIK & CO

Anil Kumar Paik

Proprietor

Sri Ram Chandra Mondal and Smt. Shefali Mondal alias Sephaly Mondal have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 10th January 2022.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in our Current account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from our current account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the current account shall be withdrawn after it is certified by Proprietor in practice that the withdrawal is in proportion to the percentage of completion of the project.

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for S PAIK & CO

Anil M Paik

Proprietor

7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

for S PAIK & CO
Anil in Paik
Deponent
Proprietor

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 10:30 a.m. on this 31st day of July 2020

for S PAIK & CO
Anil in Paik
Proprietor
Deponent



S. Paik & Co.

2B, S. N. Roy Road, Kolkata-700 034

Ref. No.

Date :

To

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

To whom it may concern

I, Anil Kr Paik, son of Late Panchu Gopal Paik, residing at 2B S.N. Roy Road, Kolkata – 700034, Proprietor of S. Paik & Co. register office 2B S.N. Roy Road, Kolkata – 700034, in regard to the project at Municipal Holding 48 D.H. Road, Kolkata – 700060, hereby declares that we have not yet sold any unit of our project, we have not yet collected any booking money against our project and neither yet done and sales/advertisement of our said project.

In case of any doubts & confusion in regards to the above declaration please feel free to get in touch with us for any further clarifications.

Authorised Signatory with Seal

for S PAIK & CO

Anil Kr Paik
Proprietor