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FORM 'A'
[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Calcutta Green Commercial Complex (1st Floor)
10/50/2, Survey Park,
Kolkata-700075

Sir,

We hereby apply for the grant of registration of my/our project to be set up at
Tehsil _____ District 24 Pgs(N) 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

} N.A.

OR

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

- (a) Name Roy Job Associates Managements Pvt. Ltd.
- (b) Address 30A, ShibNarayan Das Lane, Kolkata-700006
- (c) Copy of registration certificate Yes [U93030WB2010 PTC 149273]
- (d) Main objects [Management, Consultancy, Land and Building, Real Estate Etc]
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc. RASBEHARI ROY, 68, V.K. ROAD, Kolkata-700006

(iii) PAN No. AAEER7946K

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained CA, State Bank of India, V.K. Road, Kol-700006

(v) Details of project land held by the applicant LR DAG NO. 1650 LR Khata No. 3082

(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. N.A.

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- (vii) Agency to take up external development works N.A. Local Authority / Self Development;
- (viii) Registration fee by way of a demand draft dated _____ drawn on _____ bearing no. _____ for an amount of Rs. _____ /- calculated as per sub-rule (3) of rule 3;
- (ix) Any other information the applicant may like to furnish. N.A.

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

- (i) authenticated copy of the PAN card of the promoter; yes
- (ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years; yes
- (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; yes
- (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; yes
- (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; yes
- (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; yes
- (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; yes
- (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; yes
- (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; yes
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; yes

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[Signature]
Director

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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; *Yes*
- (xii) the number and areas of garage for sale in the project; *Yes*
- (xiii) the number of open parking areas available in the real estate project; *N.A.*
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project; *N.A.*
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project; *Yes.*
- (xvi) a declaration in FORM 'B'; *Yes*

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

Dated: *06/10/2018*
 Place: *Kolkata*

ROY JOB ASSOCIATES MANagements PVT. LTD.

[Handwritten Signature]
 Director

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

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Sl. No. 17



INDIA NON JUDICIAL

BEFORE THE NOTARY PUBLIC, KOLKATA
WEST BENGAL
AFFIDAVIT

পশ্চিমবঙ্গ পশ্চিমী বং



I, Sri Rasbehari Roy, son of Late Satyakinkar Roy, by faith- hindu, by occupation- business, residing at 68, Vivekananda Road, 3rd floor, P.O. Bedon Street, P.S. Girish Park, Kolkata- 700006, is the director of **M/S ROY JOB ASSOCIATES MANagements PVT. LTD. (PAN- AAECR7946K)**, a Company incorporated under the Companies Act, 1956 having its registered office at the premises no. 30A, Sibnarayan Das Lane, Kolkata- 700006.

That I am the developer having the legal right of development over the land on which the project of "**ROY MANSIONS**" 4/A, P.K. Biswas Road, Kolkata-700117 has been carried out.

That the declaration made by me related to the said project of "**ROY MANSIONS**" in Form-A under Rule3(2) of West Bengal Real Estate (Regulation and Development) Rules,2016 enclosed herewith is true to my knowledge and belief.

[Signature]
DEPONENT

Identified by me

[Signature]

advocate

Solemnly affirmed and declared before me on identification

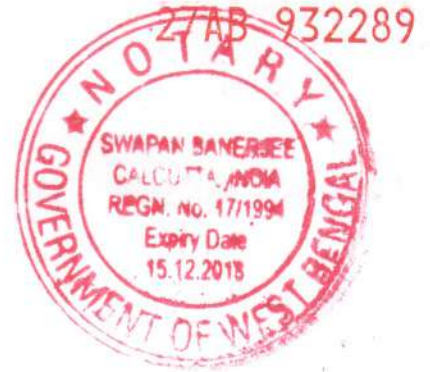
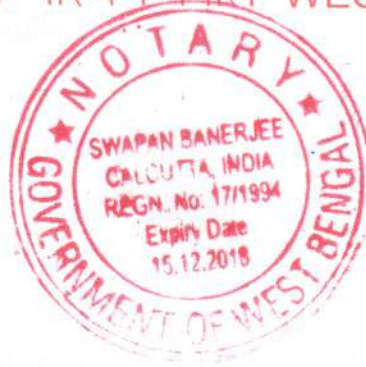
[Signature]

SWAPAN BANERJEE
Notary, Calcutta, India
Govt. of W.B. Regn. No.: 17/1994
D-18/1, Karunamoyee Housing Estate, Calcutta-700 091

06 OCT 2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



FROM 'B'

[See rule 3(4)]

Affidavit cum Declaration

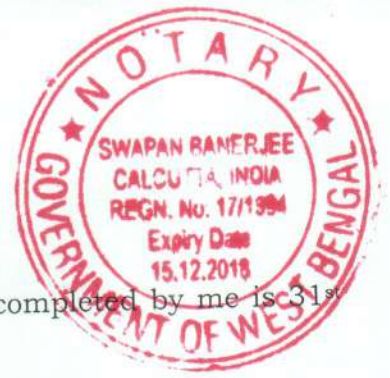
Affidavit cum Declaration of Mr. Rasbehari Roy (Director of M/S ROYJOB ASSOCIATES MANagements PVT. LTD.) Promoter of the proposed project "ROY MANSIONS" at 4/A, P.K. Biswas Road, Kol-700117.

I Rasbehari Roy director and promoter of the proposed project do hereby solemnly declare, undertake and state and under.

1. That I have a legal title to the land on which the development of the 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.

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2. That the said land is free is from all encumbrances.
3. That the time period within which the project shall be completed by me is 31st March 2021.
4. That seventy percent of the amount realized by me for the real estate project from the allottees from time to time, shall be deposited in a separate 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 the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amount from the separate account shall be withdrawn after it is certified by an engineer , an architect and chartered accountant in practice that the withdrawl is in proportion to the percentage of completion of the project.
7. That I shall get the accounts audited within six months after the end of every financial year by a chartered in practice , and shall produce a statement of account duly certified and signed by such chartered accountant and it shall be verified during the audit that the amount collected for a particular project and the withdrawal has been in compliance with the promotion to the percentage of completion of the project.
8. That I shall take all the pending approvals on time , from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under Act.
10. That I 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.


Deponent

Verification

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

Verified by me at Kolkata on this 6th day of October, 2018

Deponent

Identified by me
Debraj Giri
Advocate

**Solemnly affirmed and declared
before me on identification**



SWAPAN BANERJEE
Notary, Calcutta, India
Govt. of W.B. Regn. No.: 17/1994
D-18/1, Karunamoyee Housing
Estate, Calcutta-700 091

06 OCT 2018