

PAPAI CIVIL CONTRACTOR & DEVELOPERS

Civil Contractor and Developer

6/2, YENI SARANI,¹ JOKA, KOLKATA - 700104

APPLICATION FOR REGISTRATION OF PROJECT

Date.....

To

The West Bengal Housing Industry Regulatory Authority,

Calcutta Greens Commercial Complex

1050/2 Survey Park

Kolkata-700075

Sir,

I/We here by for the grant of registration of our project PITRI MATRI BHAVAN to be set up at KOLKATA Municipal corporation District 24TH SOUTH Kolkata Pin 700104 Sate West Bengal.

1. The requisite particulars are as under:-

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

(a)Name :- PAPAI CIVIL CONTRACTOR & DEVELOPER

(b)Address- 6/2, YENI SARANI,JOKA KOLKATA 104

(c)Copy of registration certificate-

(d) Main Object-To Manage land , building and other properties whether belonging to the company or not and to collect rents and income and to supply tenants and occupys and others, refreshment , attendance, light waiting room , teaching rooms, meeting rooms and other advantages.

(e) (i)Name-SAIKAT GHOSH

(ii)Address of promoter-P-36 THAKUR PUKUR, RANGANATH PUR

(iii) PAN No.-ARZPG4496Q

(iv) Name and address of the bank or banker with which account in terms of section 4(2)(1)(D) of the Act will maintained(Bank Address/Branch).

(v) Details of the project land held by the applicant 467 sqr.mtr.

(vi) Brief details of the projects launched by the promoter in last five years in whether already completed or bring developed ,as the case may be including the current status of the said

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Saikat Ghosh
Proprietor.

projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.

(vii) Agency take up External development works Local Authority.

(viii) Registration fees 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 enclosed the following documents namely:-

- (i) Attested 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) 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,, If there is no encumbrance. A no encumbrance certificate from an advocate having experience of at-least ten years in land related matters is required.
- (iv) 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, anauthenticated copy of the approvals and commencement certificate from the competent authority for each of such phases.
- (v) 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.
- (vi) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees.
- (vii) 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.
- (viii) 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 other copies of title and other documents reflecting the title of such owner on the land proposed to be developed.
- (ix) 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;.
- (x) The number and areas of garage for sale in the project;
- (xi) The number of open parking areas available in the real estate project;
- (xii) The names and addresses of his real estate agents, if any, for the proposed project;
- (xiii) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;
- (xiv) A Declaration in FORM 'A' as per Rule.

- (xv) 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
- (xvi) 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.

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

Dated:

Place:

Yours Faith fully