



# Liberty Real Estate Pvt. Ltd.

C.I.N-U45400WB2007PTC117046

★ GSTIN - 19AABCL5521B1ZX

## Builder & Developer

Office Address : 157/2A, Acharya Prafulla Chandra Road, (Near Khanna Cinema) Kolkata - 700 004  
(M) : 9230011112/7980020648, E-mail : libertyrealestatepvtltd@gmail.com, Website : libertyrealestate.in

Ref. No. ....

Date 29/07/2019

### 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 19/1, Biplabi Barin Ghosh Sarani, P.O.- Ultadanga, P.S.- Manicktala, Kolkata – 700067, Sub-Divn. - Kolkata, District - South 24 Parganas, State - West Bengal.

1. The requisite particulars are as under :-

- |                                      |   |
|--------------------------------------|---|
| (a) Name                             | LIBERTY REAL ESTATE PVT. LTD.   |
| (b) Address                          | 157/2A, Acharya Prafulla Chandra Road,<br>P.O. – Shyambazar, P.S.- Shyampukur<br>Kolkata - 700004 |
| (c) Copy of registration certificate | CIN: U45400WB2007PTC117046  |
| (d) Main objects                     | Real Estate Developer   |

(e) Name, photograph and address of director etc.

SHRI GOPAL GHOSH,

Address: Bangla Hayatpur, P.O.- Batanagar, P.S.- Maheshtala,  
District – South 24 Parganas, Kolkata - 700140



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*Gopal Ghosh*  
Director

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(ii) LIBERTY REAL ESTATE PVT. LTD.-

PAN No. AABCL5521B;

(iii) 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 new WB HIRA Bank Details:

A/c Name : LIBERTY REAL ESTATE Pvt. Ltd.  
A/c No. :  
Bank Name : HDFC  
Branch : KHANNA  
IFSC : HDFC0002665

(iv) Details of project land held by the applicant 1901.990 Sqm;

(v) 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.

### PAST PROJECT (UNDER THEN BY THIS SAME DEVELOPER)

PROJECT ADDRESS	NO OF UNIT	STAGE OF CONSTRUCTION	YEAR OF COMPLETION
<b>UTTAM APARTMENT</b> 6A/1, Gorapada Sarkar Lane Kolkata-700067	12 FLATS	Completed	18/12/2013
<b>L.M. TOWER</b> 13/1, Kali Kumar Banerjee Lane Tala, Shyambazar, Kolkata - 700002	21 FLATS	Completed	24/09/2015
<b>UNIK APARTMENT</b> 13/26/1, Ariff Road, Kolkata-700067	9 FLATS	Completed	24/12/2016
<b>LIBERTY PLAZA</b> 565, M.B. Road, Birati, Kolkata - 700051	24 FLATS	Completed	31/03/2017
<b>J.S. APARTMENT</b> 5/A/64, Mujibar Rahaman Road, Madhyamgram, Dist.- North 24 Parganas	52 FLATS	Completed	05/02/2018
<b>LIBERTY APARTMENT</b> 35/2, Adhar Chandra Das Lane, Kolkata - 700067	16 FLATS	Completed	19/02/2018
<b>LIBERTY ABASAN</b> 158, S.N. Roy Chowdhury Sarani, Birati, Kolkata - 700051	31 FLATS	Completed	08/03/2019

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(vi) Agency to take up external development works KOLKATA MUNICIPAL CORPORATION  
Local Authority.

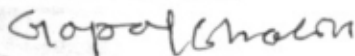
(vii) Registration fee by way of online payment through net banking or debit card or credit card  
for an amount of Rs. 19020/- calculated as per Notification No. 61 HIV 3M 418 dt. 13.09.2018.

(viii) 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;

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(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;

(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 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;

(ix) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;

(x) 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;

(xi) the number of open parking areas available in the real estate project;

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

(xiii) 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:

Place:

Liberty Real Estate Pvt. Ltd.

*Gopal Chandra*  
Director

Yours faithfully,