

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

43AB 972406

**DECLARATION CUM AFFIDAVIT**

**FORM 'A'**

[See Rule 3(2)]

**APPLICATION FOR REGISTRATION OF PROJECT**

To

**West Bengal Housing Industry 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 Premises / Plot No. 48 Bangur Avenue, Block A, being Municipal Holding No.

**GANGIKA INFRASTRUCTURE PVT. LTD.**

*Narendra Manjaria*  
**REKHA TEWARI** Director  
NOTARY

Regn. No.- 10288/13

**GANGIKA INFRASTRUCTURE PVT. LTD.**

*Siddhant Manjaria*  
**Director**



85 (New), 64 (Old), Bangur Avenue, Block A, Police Station – Lake Town,  
Kolkata – 700055

1. The requisite particulars are as under:-

(i) **Status of the applicant:** A Private Limited Company, incorporated under the Companies Act, 1956.

(ii) In case of firm / societies / trust / **companies** / limited liability partnership / competent authority -

(a) Name : **GANGIKA INFRASTRUCTURE PVT. LTD**

(b) Address : 86B/2, Topsia Road (South), Gajraj Chambers, Post – Office – Topsia, Police Station – Topsia, Kolkata – 700046

(c) Copy of registration certificate is attached

(d) Main objects: Real estate activities

(e) Name, photograph and address of chairman of the governing body / partners / directors etc.:

1. **MR. NARENDRA MANPURIA**

136, Jessore Road, Avani Oxford Complex, Block – 5, Flat No. 6E & 6F, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700055

2. **MR. SIDDHARTH MANPURIA**

136, Jessore Road, Avani Oxford Complex, Block – 5, Flat No. 6E & 6F, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700055

iii) **PAN No. (AACCG6463C)** - GANGIKA INFRASTRUCTURE PVT. LTD;

(iv) **Name and address of the bank or banker** with which account in terms of section 4(2)(l)(D) of the Act will be maintained:

HDFC BANK LTD, A 869, LAKE TOWN (NEAR JAYA CINEMA) KOLKATA-700089.

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

**ALL THAT** the messuages tenements hereditaments dwelling houses 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 containing an area of 5 (five) Cottahs 15 (fifteen) Chittacks and 14 (fourteen) sq.ft. more or less on survey and actual measurement, situate lying at and being Premises /

REKHA TEWARI  
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Regn. No.- 10288/13  
C.M.M's Court  
Kolkata - 700 001

GANGIKA INFRASTRUCTURE PVT. LTD.

*Narendra Manpuria*  
Director

GANGIKA INFRASTRUCTURE PVT. LTD.

*Siddhant Manpuria*  
Director

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Plot No. 48 Bangur Avenue, Block A, being Municipal Holding No. 85 (New), 64 (Old), Bangur Avenue, Block A, Police Station & Post Office – Lake Town, Kolkata – 700055.

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**

- (vi) Agency to take up external development works: Self Development;
- (vii) Registration fee to be paid upon online registration as per sub-rule (3) of rule 3;
- (viii) Any other information the applicant may like to furnish.: **NIL**

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 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;
- (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;
- (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;

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Kolkata - 700 001

GANGIKA INFRASTRUCTURE PVT. LTD.

*Narandran Manjiv*  
Director

GANGIKA INFRASTRUCTURE PVT. LTD.

*Siddhant Manjiv*  
Director

19 AUG 2020

(viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including, drinking water facilities, emergency evacuation services, use of renewable energy;

(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;

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

(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;

(xii) the number and areas of garage for sale in the project;

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

(xiv) the names and addresses of his real estate agents, if any, for the proposed project;

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

(xvi) a declaration in FORM 'B'.

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

Dated: 31/05/2020

GANGIKA INFRASTRUCTURE PVT. LTD.  
*Narendra Manjaria*  
Director

GANGIKA INFRASTRUCTURE PVT. LTD.  
*Siddharth Manjaria*  
Director

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
M.M's Court  
Kolkata - 700 001

ATTESTED SIGNATURE ONLY  
BEFORE ME ON IDENTIFICATION

*R*  
REKHA TEWARI  
NOTARY

19 AUG 2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

43AB 972409



FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **MR. NARENDRA MANPURIA**, being the Constituted Attorney of Gangika Infrastructure Pvt. Ltd the promoter of the proposed project **NIRMALA PARK**;

I, **MR. NARENDRA MANPURIA**, being the Constituted Attorney of Gangika Infrastructure Pvt. Ltd the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Gangika Infrastructure Pvt. Ltd represented by me as the Constituted Attorney has entered into a Development agreement with A) Sri Manabendra Ghosh B) Sri Samarendra Ghosh and C) Sri Rathindra Ghosh who possess a legal title to the land on which the development of the proposed project is to be carried out

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NOTARY  
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GANGIKA INFRASTRUCTURE PVT. LTD.

*Siddhartha*

Director

GANGIKA INFRASTRUCTURE PVT. LTD.

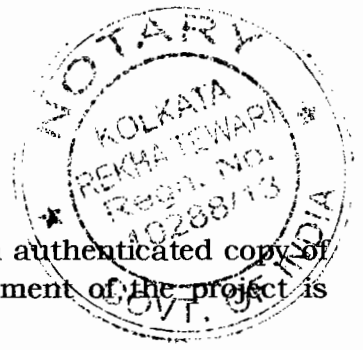
*Narendra Manpuria*

Director

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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 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/promoter is 31/12/2022.
4. That seventy per cent of the amounts realised by me/promoter 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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

**Deponent**

GANGIKA INFRASTRUCTURE PVT. LTD.

*Siddhartha Gupta*

Director

GANGIKA INFRASTRUCTURE PVT. LTD.

*Narendra Narayan*

Director

REKHA TEWARI  
NOTARY  
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C.M.M's Court  
Kolkata - 700 001

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Identified by me  
*Abhaya*  
Advocate

18/8/2020

**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 18<sup>th</sup> on this \_\_\_ day of August, 2020

Kolkata

**Deponent**

GANGIKA INFRASTRUCTURE PVT. LTD.

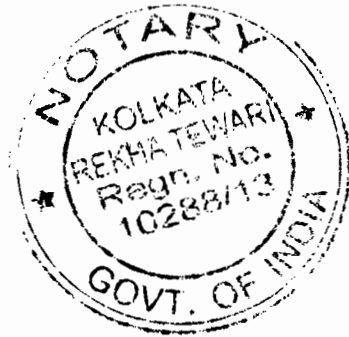
*Siddhartha Gupta*

**Director**

GANGIKA INFRASTRUCTURE PVT. LTD.

*Narendra Manjuria*

**Director**



*Identified by  
me*

*Aditi Chatterjee*

*18/08/2020*

REKHA TEWARI  
NOTARY  
Regn. No. - 10288/13  
C.M.M.'s Court  
Kolkata - 700 001

ATTESTED SIGNATURE ONLY  
BEFORE ME ON IDENTIFICATION

*[Signature]*  
REKHA TEWARI  
NOTARY

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