

भारतीय गैर न्यायिक

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TEN  
RUPEES

₹ 10

Rs.10



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



46AB 567023

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,

We hereby apply for the grant of registration of our project to be set up at Premises / Plot No. 48 Bangur Avenue, Block A, being Municipal Holding No.

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

GANGIKA INFRASTRUCTURE PVT. LTD.

GANGIKA INFRASTRUCTURE PVT. LTD.

Siddhartha Manna  
Director

Narendra Manna  
Director

04 SEP 2020

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 / 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: **GANGIKA INFRASTRUCTURE PVT. LTD.**

**REKHA TEWARI**

NOTARY

Regn. No. 10288/13

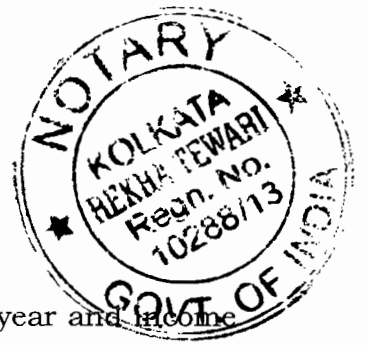
C.M.M's Court

04 SEP 2020

Director

*Narendra Manpuria*

Director



2. 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;
- (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;
- (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. We solemnly affirm and declare that the particulars given in herein are correct to our knowledge and belief.

Dated: 04/09/2020  
REKHA TEWAR,  
NOTARY  
Regn. No. 10288/13  
C.M.M's Court  
Kolkata - 700 001

GANGIKA INFRASTRUCTURE

Siddhartha  
Director

GANGIKA INFRASTRUCTURE PVT. LTD.

Narendra Hanuman  
Director

04 SEP 2020

Director

ATTESTED SIGNATURE ONLY  
BEFORE ME ON IDENTIFICATION

REKHA TEWAR,  
NOTARY