



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

53AB 038803

BEFORE THE NOTARY PUBLIC
GOVT OF WEST BENGAL



DECLARATION CUM AFFIDAVIT
FORM 'A'

[See Rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECTT

To
West Bengal Housing Industry regulatory Authority
Calcutta Greens Commercial Complex (1stFloor)
1050/2, Survey Park
Kolkata-700075.

Sir,

I/We hereby apply for the grant of registration of my/our project. SANDHYA APPARTMENT to be set up at Radhagobinda Pally, Sonarpur, Kolkata-700150

1. The requisite particulars are as under:-

(i) Status of the applicant: Proprietorship firm

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- (a) Name of the Proprietorship Firm CHATTERJEE CONSTRUCTION
 - (b) Name of Proprietor: Sri Anup Chatterjee.
 - (c) Father's Name: Late Kalipada Chatterjee
 - (d) Occupation: Business
 - (e) Permanent address: Nutan Pally, Middle Road, Sonarpur, Kolkata – 700150.
 - (f) Photograph
- (iii) PAN NO.: ATCPC4410H
- (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:

INDIAN BANK, Sonarpur Branch, Kolkata-700150, West Bengal.

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

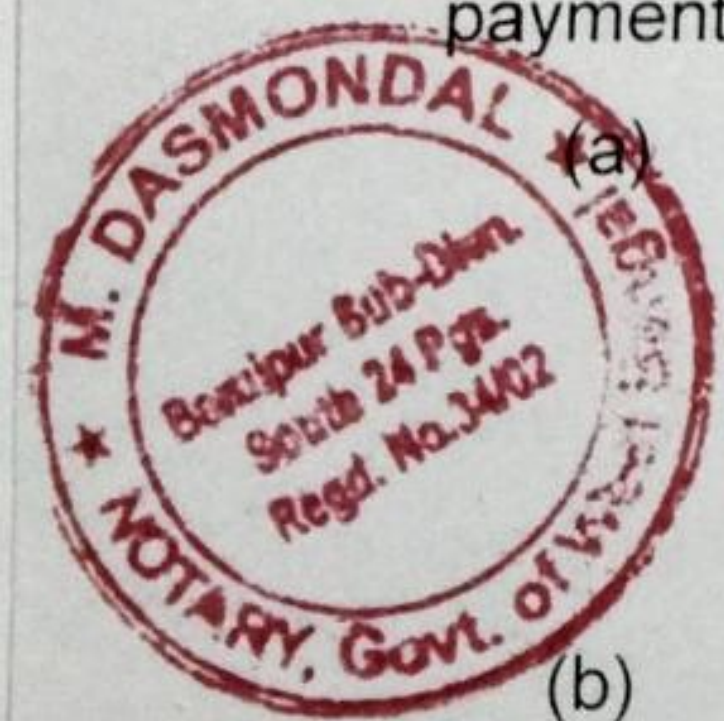
ALL THAT the messages tenements here determents G+3 constructions and the premises together with the pieces and parcels of bastu land or ground thereunto belonging whereon and on part where of the same are erected and built containing an area of 7 Cottahs 12 Chittacks more or less on survey and actual measurement, situate lying at and being portion of Holding No: 186 Radhagobinda Pally, Sonarpur, Kolkata - 700150,

- (vi) Details of Approval obtained from Various Competent Authorities for commencing the Project: (a) Sanction Plan from Rajpur Sonarpur Municipality (Sanction Authority), and Mutation in the name of Chatterjee Construction (b) BLLRO Mutation & Conversion stand in the name of previous owner as attestation period (Rule 3) of Mouza Sonarpur, J.L.No.- 39 is in force.

- (vii) 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, no delay in its completion, details of cases pending is , details of type of land and payments pending etc.

(a) Aparna Phase II Project, (G+4), Opp. Atul Krishna Girls High School, Gorkhara, Sonarpur, Kolkata - 700150. The Project was completed and complication certificate No.182/Comp/CB/11/13 dated 29.04.2015 issued by Rajpur Soanrpur Municipality. There were no cases pending and any payments pending.

(b) SILPALIPI Project (G+3), at Mouza – Gorkhara, Sonarpur, Kolkata – 700150. The Project was completed and complication certificate No. 04/comp/CB/11/19 dated 18th April 2016 issued by Rajpur Soanrpur Municipality. There were no cases pending and any payments pending.



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- (c) Monopran Project (G+3), at Kamrabad, Sonapur, Kolkata - 700150. The project was completed and complication certificate No.222/comp/CB/10/20 dated 27th November 2017 issued by Rajpur Soanrpur Municipality. There were no cases pending and any payments pending.
- (d) USHA GOPAL PROJECT (G+4), at Nutan Pally, Sonapur, Kolkata - 700150. The Project was completed and complication certificate No.280/Comp/CB/12/44 dated 05th April 2019 issued by Rajpur Soanrpur Municipality. There were no cases pending and any payments pending.

(viii) Agency to take up external development works: Self Development,

CHATTERJEE CONSTRUCTION of Nutan Pally, Kolkata - 700150.

(vii) Registration fee to be paid upon online registration as per sub-rule (3) of rule 3, on 2nd February 2021

(viii) Any other information the applicant may like to furnish.

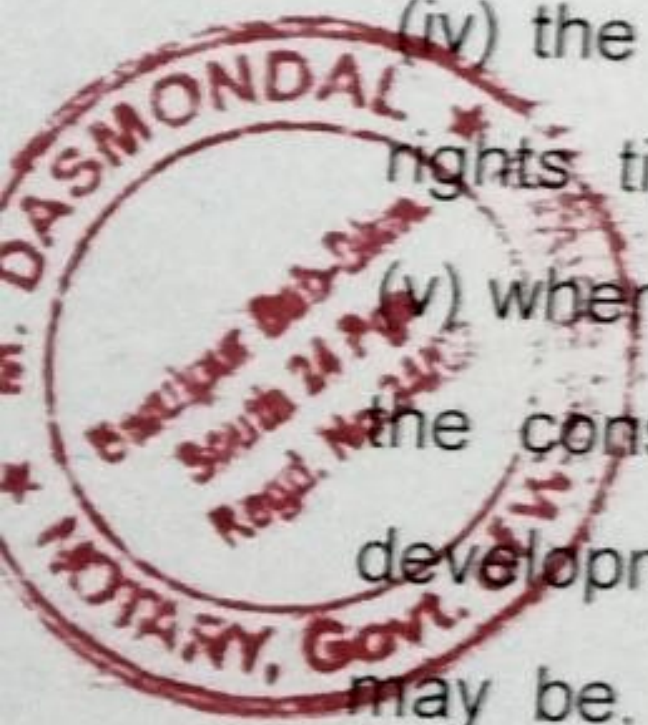
NIL

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;

(A) Authenticate copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission.

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building permit/ building sanction plan, partial completion certificate for each such phases;

- (vi) 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;
- (vii) 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;
- (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 and areas of covered parking available in the project;
- (xii) The number of open parking areas available in the project; - NIL
- (xiii) Details of Undivided Shares pertaining to the project;
- (xiv) the names, addresses, phone numbers, email ids and registration details of the contractors, architect, structural engineer, site engineers, project management consultant, HVAC consultants and Geo Technical Engineers, if any and other professionals or key persons, if any associated with the development of the proposed project;

(xv) A declaration in FORM 'B' – N.A.

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

Dated: 02/02/2021

Place: Kolkata

CHATTERJEE CONSTRUCTION

[Signature]
Proprietor

Yours faithfully,

Signature and seal of the applicant

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Solemnly declared and affirmed before me on identification at AM/PM under Notary Act. 1957

[Signature]
M. DASMONDAL
NOTARY
Regd. No.-34/2002
Govt. of West Bengal

Identified by me
[Signature]
Advocate