



FORM – I  
APPLICATION FOR REGISTRATION OF PROJECT

The West Bengal Housing Industry Regulatory Authority  
Calcutta Green Commercial Complex (1<sup>st</sup> Floor)  
1050/2, Survey Park,  
Kolkata – 700 075.

Sir,

I hereby apply for the grant of registration of my project to be set up at 75, Pandit Madan Mohan Malaviya Sarani, Kolkata – 700 020, Kolkata, State West Bengal.

1. The requisite particulars are as under:

- Name – Swastik Projects Private Limited
- Address – 12, Shakespeare Sarani, Kolkata – 700 071.
- Copy of registration certificate – As attached
- Main Objects – As attached
- Name, photograph and address of directors as mentioned below:

		
Name: Kiran Chand Lunawat Address: 12, Shakespeare Sarani, Kolkata – 700 071	Name: Champa Lunawat Address: 12, Shakespeare Sarani, Kolkata – 700 071	Name: Kunal Lunawat Address: 12, Shakespeare Sarani, Kolkata – 700 071

- PAN No of Swastik Projects Private Limited is AADCS7205D
- 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  
Name of the Bank: Kotak Mahindra Bank Ltd. Park Street Branch, Current Account No. 03222000002634.
- Details of the project land held by the applicant as mentioned below:

ALL THAT piece or parcel of land containing an area of 16 Cottahs 06 Chittacks 25 Square feet more or less situate lying at and being Premises No. 75 Pandit Madan Mohan Malaviya Sarani {formerly known as Chakraberia Road (North)}, Police Station Ballygunge, Post Office Elgin Road, Kolkata-700 020, within Ward No.69 of the Kolkata Municipal Corporation, within the jurisdiction of the District Sub-Registrar-III, Alipore, South 24 Parganas and butted and bounded as follows:





- On the **North** : By municipal passage;  
On the **South** : By municipal covered drainage;  
On the **East** : By municipal road named Pandit Madan Mohan Malaviya Sarani;  
On the **West** : By municipal premises No. 75/1/B Pandit Madan Mohan Malaviya Sarani.

- (iv) 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, and delay in its completion, details of cases pending, details of type of land and payments pending etc. - Nil
- (v) Agency to take up external development works: - Self Development
- (vi) Registration fee by way of online payment through net banking or debit card or credit card for an amount of Rs. 10,976.40/- calculated as per Notification No. 61-HIV/3M-4/18 dated 13<sup>th</sup> September 2018.
- (vii) Any other information the applicant may like to furnish.

2. I/We enclose the following documents namely:

- (i) Authenticated copy of 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 the three preceding financial years;
- (iii) Copy of 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 the 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 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 valid sanction 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 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 terraces areas 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 address of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;
- (xv) 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: Kolkata

Yours faithfully,

For Swastik Projects Pvt. Ltd.

*K. C. Kumarat*

For Swastik Projects Pvt. Ltd. Director

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For Swastik Projects Pvt. Ltd. Director

*Champa Kumarat*

Director