

भारतीय गैर न्यायिक

दस
रुपये
रु. 10



TEN
RUPEES
Rs. 10

INDIA NON JUDICIAL

P.K. Datta

* पश्चिम बंगाल पश्चिम बंगाल
Regn. No. 1101/98

WEST BENGAL

51AB 677626

DECLARATION CUM AFFIDAVIT FORM 'A' [See Rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

I/We hereby apply for the grant of registration of my/our project to be set up at Mouza-
Burdman, Mohalla –Borehat ,Holding no.55, ward no.28 ,P.O. Natungunj,Dist.Purqba
Bardhaman, STATE- West Bengal-713101.

1. The requisite particulars are as under:-

(i) Status of the applicant: Individual (proprietorship firm)

(ii) In case of -individual

(a) Name : Bhaskar Ghosh Prop.M/S NIRMAN INFRASTRUCTURES

(b)Father's Name – Bhawani Ghosh

(c) Occupation. Business

(d) Address : swastika Apartment ,flat-2c, vivekanand college more

Chhotonilpore,purba Bardhaman-713103

(E) Copy of registration certificate is attached –n. a.

24 FEB 2021

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Calcutta - 700001

(f) Main objects: Real estate activities

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

(iii) PAN No. AHWPG6681J;

(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: CORPORATION BANK, BARDHAMAN BRANCH,

C/A NO.510101004620517

(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 04 cottah 03 chatak 34 Square feet more or less on survey and actual measurement, situate lying at and being portion of old Holding No. 55 WARD NO.28, borehat mahalla, p.o. natungunj, dist. Purba Bardhaman, west Bengal-713101. Bardhaman municipality. 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: Local Authority / Self Development; Bardhaman Municipality.

(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

(ix) Details of approvals obtained from competent authority for commencing the project— memo no,579/E/VII/-4 Dt.05.10.2018 project approved by Bardhaman municipality

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;

Shri. G. K. Ghosh

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Notary
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C.M.M.'s Court
2 & 3, Banksali Street
Calcutta - 700004



- (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;



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Promotor

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- (xiv) the names and addresses of his real estate agents, if any, for the proposed project;
- (xv) Details of undivided share pertaining to project
- (xvi) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;-

Name-Uttam Kumar Roy. Add.indrakanan,P.O. sripally, Dist.Purba Bardhaman-713103.

(xvii) 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.

J.P. 24/2/2021

JOGENDRA PRADHAN
Advocate
Regd. No-661/1983
City Civil Court Kolkata

Ghosh Ghosh
Proprietor

Identified by *[Signature]*
Advocate



Solemnly Affirmed & Declared before me on Identification of advocate

P. K. DATTA
Notary

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FORM - 'B' [See rule 3(4)]
DECLARATION, SUPPORTED BY AN AFFIDAVIT,

51AB 677627

WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY
THE PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Bhaskar Ghosh prop.m/s Nirman Infrastructures Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 27/02/2019; I, Bhaskar Ghosh Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

OR

_____ have/has a legal title to the land on which the development of the proposed project is to be carried out

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 real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

OR

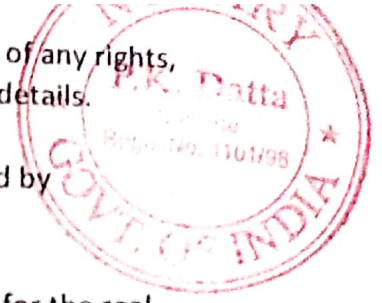
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Notary

Regn No. 1101/98
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That, details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.



3. That the time period within which the project shall be completed by me/Promoter is 3yrs.
4. That, seventy per cent of the amounts realized 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.
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. 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 and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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

Verification

[Signature]

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this day of.....

[Signature] 24/2/2021

JOGENDRA PRADHAN
Adv.
Regd. No-661/10
City Civil Court Kolkata

Solemnly Affirmed & Declared before me on Identification of advocate

[Signature]

Deponent Proprietor

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2 & 3, Bankshall Street
Calcutta - 700001

P. K. DATTA
Notary

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