



FORM 'A'
[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
West Bengal

Sir,

We hereby apply for the grant of registration of our project to be set up at
54, PANDIT MADAN MOHAN MALAVIYA SARANI, KOLKATA – 700 020 , WEST
BENGAL.

1. The requisite particulars are as under:-
 - (i) Status of the applicant : COMPANY
 - (ii) In case of companies -
 - (a) Name : PROGRESSIVE SERVICES LTD.
 - (b) Address : 53C, MIRZA GHALIB STREET, KOLKATA – 700 016
 - (c) Copy of registration certificate : Enclosed
 - (d) Main objects
 - (e) Name and address of chairman and directors :
 - (1) ASHOK KUMAR JAIN (MANAGING DIRECTOR)
29/1B BALLYGUNJ CIRCULAR ROAD FLAT 7A , 7TH FLOOR
KOLKATA-700019
 - (2) SANJAY ATHA (DIRECTOR) -7/1B SUNNY PARK,
GROUND FLOOR, KOLKATA – 700 019
 - (3) HARI LAL MULLICK (DIRECTOR)
42A, SRI GOPAL MULLICK LANE, BOWBAZAR
KOLKATA – 700 012
 - (iii) PAN No. : AABCP6237G
 - (iv) 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

AXIS BANK
PARK STREET BRANCH
12, PARK STREET, QUEENS MANSION
KOLKATA – 700 016
 - (v) Details of project land held by the applicant : 10 (ten) cottahs (more or less) together with partly two storied dilapidated building having ground floor and first floor collectively measuring about 350 square feet together with dilapidated and partly demolished multiple structures measuring about 3500 sq.ft. both measuring in aggregate 3850 sq.ft. situate lying at and being Municipal Premises No. 54 Pandit Madan Mohan Malviya Sarani (formerly Municipal Premises No. 54 Chakraberia Road (North) Kolkata 700 020 Police Station Bhowanipore within Ward No. 70 of Kolkata Municipal Corporation
 - (vi) The current status of the project at 54, Chakraberia Road is under construction.



PROGRESSIVE SERVICES LTD.

53C, Mirza Ghalib Street
Kolkata - 700 016, T +91 33 4004 2191

- (vii) Agency to take up external development works :
AVCON INFRASTRUCTURE (P) LTD.
83B, DEB LANE, ANANDAPALIT MORE
KOLKATA – 700 014
- (viii) We are ready to pay the Registration fee by way of a demand draft for the amount calculated as per sub-rule (3) of rule 3;
- (ix) Any other information the applicant may like to furnish.

2. We have already attached the following documents namely:-

- (i) authenticated copy of the PAN card of the owner;
- (ii) audited balance sheet of the owner for the preceding financial year and income tax returns of the owner 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;



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- (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: 11.06.2019

Place: Kolkata

Yours faithfully,



भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



32AB 129654

FORM 'B'

Affidavit cum Declaration

PROGRESSIVE SERVICES LTD. is the owner of the proposed project EUPHORIA PURVAI at 54, Pandit Madan Mohan Malaviya Sarani, Kolkata-- 700 020

PROGRESSIVE SERVICES LTD the owner of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.

12 JUN 2019

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

12 JUN 2019



313613

S.L. NO.....Sold To.....

D. Dhikari

Rs.....Addr.....

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, KOL-87

10, Old Post Office St.

.....
Date.....Sign.....

1202-01

26 FEB 2019



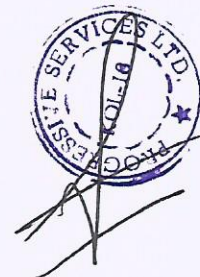
REKHA THAKUR
KOLKATA
100001



3. That the time period within which the project shall be completed by us is 31st December 2021.
4. That seventy per cent of the amounts realised henceforth by us 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 we 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 we shall take all the pending approvals on time, from the competent authorities.

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

12 JUN 2019





8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we 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.

Depoent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 12th day of June 2019.

Identified by me

Advocate
SUJAN RAY
M COURT

Depoent

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

**SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION**

12 JUN 2019

REKHA TEWARI
NOTARY