

Date: 16/01/2019

**To**  
**The Real Estate Regulatory Authority**  
**1050/2, Survey Rd, Survey Park, Santoshpur**  
**Kolkata-700075**  
**West-Bengal**

**Respected Sir,**

**SUB:- APPLICATION FOR REGISTRATION OF PROJECT**

I hereby apply for the grant of registration of my project to be set up at 79, Kalitala (mailing address; D-62, Laskarpur, Kalitala), Rajpur Sonarpur Municipality Ward No. 30, P.S. Sonarpur, Kolkata 700 153, District-24 Parganas (South), State-West Bengal.

1. The requisite particulars are as under:-

- (i) STATUS OF THE APPLICANT : Proprietorship firm  
(ii) DETAILS OF FIRM:

- (a) NAME OF THE FIRM : M/s. RAJLAKSHMI ASSOCIATE -Project Lake View Residency  
(b) ADDRESS : 2081, CHAK-GARIA (E-14, SAMMILANI PARK), P.O.SANTOSH PUR,  
P.S. SURVEY PARK, KOLKATA-700075.  
(c) Copy of KMC registration certificate no. :0086-7610-0396  
(d) MAIN OBJECTS: PROMOTING AND DEVELOPING OF MULTISTORIED  
RESIDENDITAL BUILDING.  
(e) NAME, PHOTOGRAPH AND ADDRESS OF PROPRIETOR:  
**Name** : SRI ANIL CHANDRA GHOSH [PROPRIETOR]

**Photograph** :



**Address** : 2081, Chak-Garia (E-14, Sammilani Park), P.O. Santoshpur,  
P.S. Survey Park, Kolkata-700075.

- (iii) PAN NO.:-AGKPG0595N  
(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:-

**BANK OF INDIA**  
Hiland Park Branch,  
Kolkata-700075.

- (v) Details of project land held by the applicant:-  
ALL THET the piece and parcel of the bastu land measuring 04K-00Ch-00Sq.ft more or less in LOP E/P No. 1814, pertaining to CS Plot No. 358, Mouza:- Laskarpur, J.L. No. 57, being its Holding No. 79, Kalitala (Postal : D-62, Laskarpur, Kalitala Purbapara), P.S. Sonarpur, P.O. Laskarpur, Rajpur Sonarpur Municipality Ward no. 30, Kolkata 7000153.

**On the North** :- LOP E/P No.1814  
**On the South** :- LOP E/P No.1815  
**On the East** :- LOP E/P No.562.  
**On the West** :- 16'-6" Wide Municipality Road

**For RAJLAKSHMI ASSOCIATE**  
**-PROJECT LAKE VIEW RESIDENCY**  
*Anil Chandra Ghosh*  
**Proprietor**



# RAJLAKSHMI ASSOCIATE- Project Lake View Residency

BUILDER\*DEVELOPER\* CIVIL CONTRACTOR

Address:-2081, Chak Garia, E-14, Sammilani Park, P.S. Survey-park, Kolkata-700075

E-mail:- rajlakshmiassociate@gmail.com , (MOB):- 9830277393,

- (vi) Brief details of the project 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.:-

**Project Name:-Rajlakshmi Apartment,**

Located at 1074, Chak-Garia, P.S. Survey Park, Kolkata-700075.

Total No of Flats:- 6 (Six)

Current Status :- Completed, C.C. obtained from Kolkata Municipal Corporation.

**Project Name:-Kunjamoni,**

Located at 712, Panchpota, P.O. Panchpota, P.S. Sonarpur, Kolkata-700152.

Total No of Flats:- 64 (sixty four)

Total Blocks:- 3 Blocks [G+IV]

Status :- Completed, C.C. obtained from Rajpur Sonarpur Municipality.

**Project Name:-Pleasant Palace**

Located at 62,N.S. Road, P.O. Rajpur, P.S. Sonarpur, Kolkata-700149.

Total No of Flats:- 38 (thirty eight)

Total Blocks:-2 Blocks [G+IV & G+V]

Status :- Work in Progress.

- (vii) Agency to take up external development works Tribhuban Enterprise Local Authority.
- (viii) Registration fee by way of using debit card dated \_\_\_\_\_  
Transaction ID: \_\_\_\_\_  
Reference No. \_\_\_\_\_  
Bank Ref. No. \_\_\_\_\_  
For an amount of Rs. \_\_\_\_\_ Calculated  
as per sub-rule (3) of rule 3.
- (ix) Any other information the applicant may like to furnish- None

2. I 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 years 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, 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 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;

For RAJLAKSHMI ASSOCIATE  
-PROJECT LAKE VIEW RESIDENCY pg. 2  
*Neel Chandra Saha*  
Proprietor



# RAJLAKSHMI ASSOCIATE- Project Lake View Residency

BUILDER\*DEVELOPER\* CIVIL CONTRACTOR

Address:-2081, Chak Garia, E-14, Sammilani Park, P.S. Survey-park, Kolkata-700075

E-mail:- rajlakshmiassociate@gmail.com , (MOB):- 9830277393,

- (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 the real estate agents, if any, for the proposed project;
- (xv) The names and address of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;
- (xvi) I/we solemnly affirm and declare that the particulars given in herein are correct to my / our knowledge and belief.

**Place: Kolkata**

Yours faithfully

For RAJLAKSHMI ASSOCIATE  
-PROJECT LAKE VIEW RESIDENCY

*Alice Ronda Dey*

Proprietor

Signature and seal of the applicant