

DECLARATION CUM AFFIDAVIT

FORM 'A'

[See Rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

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

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at  
Anandadhara Royal 7, Jyotinagar, Near Webel IT Park, Mouza:- Palashdiha, P.O.:-  
Dakshin Dhatka, P.S.:- Asansol (N), Dist.:- Paschim Bardhaman, Pin:- 713302

1. The requisite particulars are as under:-

(i) Status of the applicant: Private Limited

(ii) In case of **Companies** -

(a) Name: RICHMOND ENCLAVE PRIVATE LIMITED

(b) Address: ERGO TOWER UNIT 1604 16<sup>th</sup> FLOOR BLOACK EP & GP  
SALTLAKE SECTOR -5 KOLKATA-700091

(c) Copy of registration certificate is attached

(d) Main objects: **Real Estate Development Activities**

(e) Name, photograph and address of chairman of the governing

Directors:

1. SUSHILCHAMARIA

BL-A ,FL-8D,8<sup>th</sup> Floor , NATURAL CITY , 43 Shyam Nagar Road,Bangur  
Avenue , Jessore Road , North 24 Paraganas , West Bengal -700055

2. PRADEEP AGARWAL

FLAT 4A,Maruti Sadan 12 Dover Park Ballygunge Circular Road,  
Ballygunge S.o, Kolkata, West Bengal -700019

3. MUKESH AGARWAL

FLAT 3A,Maruti Sadan 12 Dover Park Ballygunge Circular Road,  
Ballygunge S.o, Kolkata, West Bengal -700019

4. EHTERAM AZMI  
Railpar Ok Road , Railpar Asansol-713302, Dist: Paschim Bardhaman (WB)

5. MOHAMMAD KALIMUDDIN  
Railpar Ok Road , Railpar Asansol-713302, Dist: Paschim Bardhaman (WB)

- (iii) Company PAN No: AAFCR9735D;
- (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:

BANK NAME: AXIS BANK,  
ACCOUNT NUMBER: **919020025958518**  
BRANCH ADDRESS: LENIN SARANI CAL WB KOLKATA-700013.

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

A

**Total Land - 28 Cottah, 13 Chhitak, 2 Sqft**

(1) **MD. KALIMUDDIN** son of late Md. Moinuddin, having PAN: **APKPK4193F** residing at Railpar, Hazi Nagar near Idd-GahWaliMsajid, Asansol, P.O. Asansol, P.S. Asansol (N), Pin Code-712302, District- Burdwan, West Bengal

- a) 10cottah more or less (equivalent to 7200 sq.ft.) comprised in R.S. Plot No.518 and L.R. Plot No.628, under R.S. Khatian No.464 corresponding to L.R. Khatian No.857, J.L. No.17, lying and situate at Mouza- Palasdiha, ADSR Asansol, P.S. Asansol, District- Burdwan;
- b) 4 cottah 5 chittack 42 sq.ft. more or less comprised in R.S. Plot No.513 and L.R. Plot No.627, under R.S. Khatian No.464 corresponding to L.R. Khatian No.265, J.L. No.17, lying and situate at Mouza- Palasdiha, ADSR Asansol, P.S. Asansol, District- Burdwan;

(2) **EHTERAM AZMI** son of Md. Yaseen, having PAN: **AJGPA1705M** residing at O.K. Road, near Zikra Masjid, Railpar, Asansol, P.O. Asansol, P.S. Asansol (North), District- PaschimBardhaman, West Bengal -713302,

- a) 630 sq.ft.more or less comprised in R.S. Plot No.513 and L.R. Plot No.627, under R.S. Khatian No.464 corresponding to L.R. Khatian No.858, And All That piece and parcel of kanali land measuring about 5450 sq.ft. more or less comprised in R.S. Plot No.518 and L.R. Plot No.628, under R.S. Khatian No.464 corresponding to L.R. Khatian No.858, totaling to 6080 sq.ft. (equivalent to 8.44 cottah) J.L. No.17, lying and situate at Mouza- Palasdiha, ADSR Asansol, P.S. Asansol, District- Burdwan;
- (2) **MD. YASEEN** son of Late Hakim Abdul, having **PAN AJWPM6365R** residing at Railpar, O.K. Road, near ZikraMsajid, Asansol, P.O. Asansol, P.S. Asansol (N), Pin Code-712302, District- Burdwan, West Bengal
- a) **6 cottah**more or less comprised in **R.S. Plot No.513** and L.R. Plot No.627, under R.S. Khatian No.464 corresponding to L.R. Khatian No.265, J.L. No.17, lying and situate at Mouza- Palasdiha, ADSR Asansol, P.S. Asansol, District- Burdwan;

**Entitlement of revenue Sharing between owners and Developers shall be 25:75**

- (vi) Agency to take up external development works: Self Development;
- (vii) Registration fee to be paid upon online registration as per sub-rule (3) of rule3 : Yes
- (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;
- (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;
- (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. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.



Dated: 31/08/2020