

# RAJLAKSHMI ASSOCIATE

PROMOTER\*BUILDER\*DEVELOPER

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

E-mail:- [rajlakshmiassociate89@gmail.com](mailto:rajlakshmiassociate89@gmail.com) , (MOB) :- 9830277393, 9874607393

ODate: 06-04-2020

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 Municipality Holding No. 89, Road Name. Dhamaitala Lane, P.S. Sonarpur, Kolkata 700151, District-24 Parganas (South), State-West Bengal.

1. The requisite particulars are as under:-

- (i) STATUS OF THE APPLICANT : Partnership firm
- (ii) DETAILS OF FIRM:
  - (a) NAME OF THE FIRM : **M/s. Rajlakshmi Associate**
  - (b) ADDRESS : 2081, CHAK-GARIA (E-14, SAMMILANI PARK), P.O.SANTOSHPUR, P.S. SURVEY PARK, KOLKATA-700075.
  - (c) Copy of KMC registration certificate: CE NO. 0068-0610-0394 for the year 2019-20.
  - (d) MAIN OBJECTS: PROMOTING AND DEVELOPING OF MULTISTORIED RESIDENDITAL BUILDING.
  - (e) NAME, PHOTOGRAPH AND ADDRESS OF **PARTNER-1: SRI ANIL CHANDRA GHOSH** (PAN NO: AGKPG0595N)

Photograph :



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**PARTNER-2 : SRI TAPASH KUMAR GHOSH** (PAN NO: AGFPG5848M)

Photograph:



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(iii) **COMPANY PAN NO.:-AATFR8743G**

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- (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:-

**BANDHAN BANK**  
SANTOSH PUR BRANCH,  
KOLKATA-700075.

- I. Details of project land held by the applicant:-

All that Rayati Dhakhlio Satta Bastu land measuring 19K- 02Ch- 00Sft more or less under Mouza: Dhamaitala, P.S. Sonarpur, A.D.S.R. Sonarpur, Pargana : Magura, Re.Su. -236, J.L. No 75, Touzi no:- 3-5 , R.S. Khanda Khatian 195 under R.S. Khatian No.27, R.S. Dag No.50, now within the jurisdiction of the Rajpur - Sonarpur Municipality ward no 27 at present 25, LR Khatian Nos.554, 553 and 552 under LR Dag No. 92, Dist: 24 Parganas(South) and being its Municipality Holding No. 89,Road Name. Dhamaitala Lane, Kolkata 700151 free from all encumbrances. The land is butted and bounded in the following manner:

ON THE NORTH: PORTION OF DAG NO. 50  
ON THE SOUTH : 30 FT WIDE DWRIR ROAD  
ON THE WEST : RS DAG NO. 48 AND 49  
ON THE EAST : 30 FT WIDE DHAMAITALA LANE

- (v) 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 Residency,  
Located at 2074, 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.S. Sonarpur, Kolkata-700153.  
Total No of Flats:- 64 (Sixty four)  
Current 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.

- (vi) Agency to take up external development works M/S. SUN TOWER Local Authority.
- (vii) Registration fee by way of using debit/credit card dated.  
Transaction ID:  
Referance No.  
Bank Ref. No.  
For an amount of Rs.  
Calculated as per sub-rule (3) of rule 3.
- (viii) 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 Company and both partners;  
(ii) Audited balance sheet of the promoter for the preceding financial years and income tax returns of the promoter for three preceding financial years;

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- (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;
- (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  
  
Partner

For RAJLAKSHMI ASSOCIATE  
  
Partner

Signature and seal of the applicant