

Sl. No. 238 Dated 10/3/2021.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

49AB 164158

BEFORE THE NOTARY  
KOLKATA 700 027

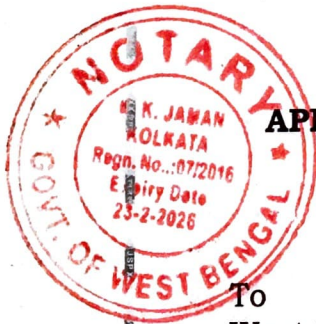


**DECLARATION CUM AFFIDAVIT**

**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.

10 MAR 2021

MAA SHIBANI CONSTRUCTIONS

Ajoy Mondal  
Proprietor

Sir,

I hereby apply for the grant of registration of my/our project to be set up at R.S. Dag No. 2540, L.R. Dag No.2555, under R.S.Khatian No.212, L.R. Khatian No.7039, 6792, 7793 of Mouza-Kamrabad, J.L.No.41, within P.S. Sonarpur, Under Rajpur Sonarpur Municipality, Ward No.7, Dist. South 24 Parganas.

1. The requisite particulars are as under:-

- (i) Status of the applicant : Proprietor.
- (ii) In case of firm / societies / trust / companies / limited liability partnership / competent authority -

(a) Name : **MAA SHIBANI CONSTRUCTIONS**

(b) Address : Narendrapur Station Road,

P.O.- R.K. Pally, P.S.- Sonarpur,

Kolkata-700150, District South 24 Parganas.

(c) Copy of registration certificate is attached (LLPIN: AAK-9364)

(d) Main objects: Real estate activities

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

**AJOY MONDAL** , son of Late Rabin Mondal, residing at Narendrapur Station Road, P.O.- R.K. Pally, P.S.- Narendrapur, Kolkata-700150, District South 24 Parganas.



10 MAR 2021

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Proprietor

(iii) PAN No. AHMPM8987D;

(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:

HDFC Bank, Garia Hindusthan Branch, Kolkata-700084.

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

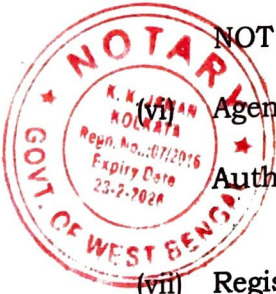
**ALL THAT** piece and parcel of Danga land measuring 5 katta 4 chattacks 0 sq.feet more or less regarding R.S. Dag No. 2540, L.R. Dag No.2555, under R.S.Khatian No.212, L.R. Khatian No.7039, 6792, 7793 of Mouza-Kamrabad, J.L.No.41, within P.S. Sonarpur, Under Rajpur Sonarpur Municipality, Ward No.7, Dist. South 24 Parganas together with all sorts of easement rights whatsoever attached thereto,

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; Not Applicable.

(vii) Registration fee to be paid upon online registration as per sub-rule (3) of rule 3;



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(viii) Any other information the applicant may like to furnish.:

NIL

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 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;

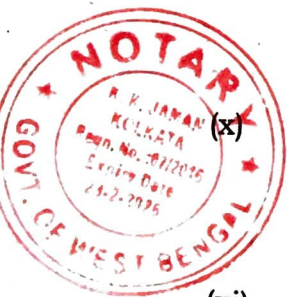


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Ajoy Moudal  
Proprietor

10 MAR 2021

- (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) pro forma 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



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Ajay Mondal  
Proprietor

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 solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

**MAA SHIBANI CONSTRUCTIONS**

*Ajoy Mondal*  
Proprietor



Signature attested  
on Identification  
*K. K. Jaman*  
K. K. Jaman  
Notary, Govt. of West Bengal  
Regd. No. - 1072016  
Kolkata

IDENTIFIED BY ME  
*Tarun Chandra*  
Advocate

10 MAR 2021