

Application No : WBRERA/NPR-002787

Application Date: 8/23/2024

Project Name : AVAAS JOKA

FORM 'A'

[See rule 3(2)]

APPLICATION FOR REGISTRATION CERTIFICATE OF PROJECT

To

The West Bengal Real Estate Regulatory Authority,

Calcutta Greens Commercial Complex,

1st 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 KANGANBERIA,, BAKHRAHAT RAIPUR ROAD, JOKA, Block / Municipality : Bishnupur - II, Sub-Division : ALIPORE SADAR, Police Station : Bishnupur, Post Office : KANGANBERIA, District : South 24-Parganas, State : West Bengal, Pincode : 743503.

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm /competent authority : **Company / LLP** ;

(ii) In case of individual –

(a) Name

(b) Father's Name

(c) Occupation

(d) Permanent address

(e) Photograph

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority –

(a) Name **ALLVENO HOUSING DEVELOPMENT PRIVAYE LIMITED**

(b) Address

(c) Copy of registration certificate **Attached Here**

(d) Main objects **Engaged in the business of Real Estate Development**

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

Name	Address	Designation
SUBBUN MALLICK	RAYPUR KANGANBERIA,SOUTH 24	Directors
SK ROHAN ALI	RAYPUR,KANGANBERIA,SOUTH 24	Directors
MONALIA SK	RAYPUR,KANGANBERIA,SOUTH 24	Directors

(iii) PAN No. **AAXCA6676Q** ;

(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 **IDFC BANK, HOWRAH AC MARKET**;

(v) Details of project land held by the applicant Attached Here;

Type of Land	Morja Name	J.L.No.	Khatian No RS	Khatian No LR	Dag. No. RS	Dag. No. LR
Bastu	KANGANBERIA	41	554/2	3226	822,813,814,881,881/1083	822,813,814,881,881/1083

(vi) 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.

Project Name	Project Type	District	Cases Pending	Type Of Land	Any Delay In	Status	Completion Date	Payment Pendencies (If Any)	HIRA / RERA Reg.
NA	N/A	South 24-Parganas	0	NA	NA	N/A	30/11/2027	0	0

(vii) Agency to take up external development works Self Development Local Authority / Self Development;

(viii) Registration fee by way of Pay U Online Payment for an amount of Rs. 9790 /- calculated as per sub-rule (3) of rule 3;\

Residential	Commercial	Land	Total
9790	0	0	9790

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

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: 03/09/2024

Place:

Yours faithfully,

Signature and seal of the applicant(s)