

Form-A

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
Raipur (C.G)

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at **Hirapur Tehsil Raipur District Raipur State Chhattisgarh.**

1. The requisite particulars are as under :—
 - (i) Status of the applicant, **Company.**
 - (ii)
 - (a) Name : **Singhanian Buildcon Pvt. Ltd.**
 - (b) Address : **Harshit Corporate, G.E.Read , Raipur (C.G)492001.**
 - (c) Copy of registration certificate **Attached.**
 - (d) Main objects :- **To purchase, acquire, contract, develop, cultivate, sell, take in exchange, or on lease, hire or otherwise, acquire any land whether developed or undeveloped, whether, agricultural, or non agricultural, whether rural or urban, develop the same and sell let on hire or lease or otherwise deal in lands, and to carry on the business of land development, builders, contractors, erection and construction of houses, residential flats, buildings, shopping complexes, roads, colonies, commercial buildings and to act as promoter builders and colonizers.**
 - (e) Name, Photograph and address of chairman of the governing directors, **Attached (Annexure-13).**
 - (iii) PAN No. **AAGCS0166A;**
 - (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 **Punjab National Bank, Katora Talab Branch, Raipur (C.G)492001.**
 - (v) Details of project land held by the applicant :**Freehold land at village Hirapur, Raipur (C.G) admeasuring 3766.68 Sq.Mtr.(Khasra No. 570,571,572,593,594.)**
 - (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. **Attached (Annexure-9);**
 - (vii) Agency to take up external development works **Attached (Annexure-10);**
 - (viii) Registration fee by way of a **demand draft** dated **16th May 2018** drawn on **Real Estate Regulatory Fund Chhattisgarh Projects of (Kotak Mahindra Bank)** bearing no. **968448** for an amount of Rs. **37667.00** /- calculated as per sub-rule (3) of rule 3;
 - (ix) Any other information the applicant may like of 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;

For, Singhanian Buildcon Pvt. Ltd.


Director

- (iii) Copy of the legal title deed reflecting the title of the Promoter to the land on which development is proposed to be development 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 right, 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 real estate project mentioned in the application, and where the project to be 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 specification of the purpose of project or 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 with the apartment, if any;
 - (xii) The number and areas of garage for sale in the project;
 - (xiii) The number of open parking areas and the number of covered 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 projects;
 - (xvi) A declaration in FORM B.
3. I/we solemnly affirm and declare that the particulars given herein are correct to my/our knowledge and belief and nothing material has been concealed by me/us therefrom

Dated :

Place : **Raipur**

Your Faithfully,
Signature and seal of the applicant (s)

For, Singhanian Buildcon Pvt. Ltd.


Director