

Form-A

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority
SHASHTRI CHOWK,
RAIPUR, Chhattisgarh, 492001

Sir,

we herby apply for the grant of registration of our completed project at **AVANTI VIHAR, Tehsil RAIPUR, District RAIPUR, State CHHATTISGARH**

I. The requisite particulars are as under: —

- (i) Status of the applicant: **PRIVATE LIMITED COMPANY**
- (ii) In case of companies—
 - (a) Name: **SANSAR BUILDCON PRIVATE LIMITED**
 - (b) Address: **Shivam 07, Jalvihar coloney, Telibandha, Raipur, CG, 492001**
 - (c) Copy of registration certificate : **COMPANY INCORPORATION CERTIFICATE ENCLOSED**
 - (d) Main objects: **REAL ESTATE DEVELOPERS & BUILDERS.**
 - (e) Name, Photograph and address of the directors: **Please kindly refer to Annexure -13**
- (iii) PAN: **AAMCS6848M**
- (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 : **Not-Applicable**
- (v) Details of project land held by the applicant: **Copy of B-1 enclosed**
- (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: **Not-Applicable**
- (vii) Agency to take up external development works: **Local Authority/Self Development:**
- (viii) Registration fee by way of a **banker cheque dated 14th may 2018 drawn on Axis bank bearing no. 009880 for an amount of Rs. 187200/-** calculated as per sub-rule (3) of rule 3 for NEFT, with UTR number : **AXISF18135012977**
- (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: **PAN Of SANSAR BUILDCON PRIVATE LIMITED & The Directors, enclosed**
- (ii) Audited balance sheet of the promoter for the preceding financial year and income tax returns of the Promoter for three preceding financial years; **Copy of audited balance sheet of the promoter SANSAR BUILDCON PRIVATE LIMITED for the financial year 16-17 has been attached with the ITR of SANSAR BUILDCON PRIVATE LIMITED for the assessment years, 17-18, 16-17, 15-16**
- (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; **Enclosed**
- (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; **DCB bank term loan sanction letter enclosed.**
- (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; **Builder promoter agreement between the Land owner Shri Satendra Agrawal Proprietor of Sansar builders And M/s SANSAR BUILDCON PRIVATE LIMITED has been enclosed.**
- (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; **Building permission letter from Nagar-Nigam and Anumati-patra has been enclosed**
- (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; **Authenticated Layout plan from town and country Planning has been enclosed.**
- (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; **Please refer to annexure – 12**
- (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; **Please Refer to annexure - 11**

- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the Allottees; **Copy of Possession letter/Allotment letter, Sale Agreement and Sale deed has been enclosed.**
- (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; **Details of Units for sale with carpet area enclosed in annexure A**
- (xii) The number and areas of garage for sale in the project; **Not-Applicable**
- (xiii) The number of open parking areas and the number of covered parking areas available in the real estate project; **Please Refer to annexure - 11**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project; **NON**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed projects; **Please refer to annexure - 10**
- (xvi) A declaration in FORM B; **enclosed**
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 there from

Date: 15th May 2018

Place: Raipur

 **SANSAR**
BUILDCON PVT. LTD.


DIRECTOR

Yours Faithfully,

Satendra Agrawal
Director
SANSAR BUILDCON PRIVATE
LIMITED

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