

FORM 'A'

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Authority
Dehradun

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at

1. The requisite particulars are asunder:-

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

(ii) In case of individual-

(a) Name - Govind Mandal (M/S Krishna Homes Construction)

(b) Father's Name- Sh Srishtidhar Mandal

(c) Occupation- Business

(d) Permanent Address- Chhatarpur, U S Nagar, Uttarakhand-263153

(e) Contact details (Phone Number, E-mail, Fax Number etc.)-

- EMAIL- krishnahome2016@gmail.com
- Mobile - 7500005725

(f) Name, photograph, contact details and address of the Promoter



Govind Mandal
(M/S Krishna Homes Construction)
S/O Sh Srishtidhar Mandal
R/O-P.O - Chhatarpur, U S Nagar,
UTTARAKHAND-263153
EMAIL- krishnahome2016@gmail.com
Mobile - 7500005725

For Krishna Homes Construction

Proprietor

OR

In case of firm / societies / trust / companies / limited liability partnership / Competent Authority etc. – NOT APPLICABLE

- (a) Name-
(b) Address-
(c) Copy of registration certificate-
Main objects-
(d) Contact details (Phone Number, E-mail, Fax Number etc.)
MOBILE NO-
EMAIL-
(e) Name, photograph and address of Chairman of the governing body /partners / directors and Authorized Person etc.-

PAN No-APFPM1514F

- (iii) Name and address of the bank or banker with which account in terms of sub-Clause(D) of clause (1) of sub section (2) of Section 4 will be maintained

Name of Bank- ICICI BANK

Address – Rudrapur Branch, HIG17, Awas Vikas Colony, Rudrapur,

Uttarakhand-263153

Account No- 053305003733

Details of project land held by the applicant- Land Held- 8756.60 Sq Mt;

| Address of Land | Khata No/ Khet No | Location (Latitude/longitude) | Area (Sq Mt) |
|---|---|----------------------------------|-----------------|
| Village-Jaynagar No-3, Tehsil Rudrapur, Distt- U S Nagar, Khsra No-161 (0.1300 Hect), Khsra No-162 (0.4500 Hect), Khsra No-163 (0.4300 Hect) of total area 10100.00 square meters or thereabouts and more particularly described in the Schedule hereunder written (hereinafter referred to as "The Property"); (under the khatoni fasli year-1421-1426) | Khsra No-161 (0.1300 Hect), Khsra No-162 (0.4500 Hect), Khsra No-163 (0.4300 Hect) | | 8756.60 |
| Total Area (Sq Mt) | | | 8756.60 |

- (iv) 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.;-- **This is the first project of the Promoter**

(v) Agency to take up external development works Local Authority / Self Development- **SELF DEVELOPMENT**

Handwritten signature and stamp in purple ink.

(vi) Registration fee by way of a demand draft/ Banker Cheque dated _____ drawn on _____ bearing no. _____ for an amount of Rs.- (Nineteen thousand six hundred fifty five only) calculated as per sub-rule (3) of rule 3; or though online payment such as **date of payment-16/12/2020, transaction no.-000099679480 Amount- 43800.00.00** (Forty Three thousand Eight hundred only) etc.)

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

- **the project will be completed by 31/08/2025.**
- **This is a new project and no allotment has been done and hence no original time period has been disclosed to the allottees.**

2. I/we enclose the following documents in triplicate, namely:-

(i) authenticated copy of the PAN card of the promoter;- **AS ATTACHED**

(ii) annual report including audited Profit and Loss Account, balance sheet of the promoter for the preceding three financial years and where annual report is not available, the audited Profit and Loss Account, balance sheet, cash flow statement and the auditor's report of the promoter for the immediately three preceding financial years;- **The balance sheet and ITR of the promoter has been attached herewith.**

(iii) authenticated copy of the legal title deed reflecting the title of the promoter to the land on which development of project is proposed along with legally valid documents for chain of title with authentication of such title; **COPY OF KHASRA KHATONI ATTACHED**

(iv) the details of encumbrances on the land on which development of project is proposed including details of any rights, title, interest, dues, litigation and name of any party in or over such land or encumbrance certificate from an advocate having experience of at least ten years or from the revenue authority not below the rank of Tehsildar, as the case maybe; **COPY OF NEC FROM ADVOCATE ATTACHED**

(v) where the promoter is not the owner of the land on which development of project 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 on which project is proposed to be developed;- **COPY OF KHASRA KHATONI ALONG WITH DEVELOPMENT AGREEMENT ATTACHED HEREWITH.**

(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

For Krishna Homes Construction

Govindwade
Proprietor

approvals and commencement certificate from the competent authority for each of such phases; **- COPY OF SENCTIONED LAYOUTAS ATTACHED**

(vii) (a) 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; **COPY OF SENCTIONED PLAN, LAYOUT PLAN AND SPECIFICATIONS AS ATTACHED**

(b) Modification carried out if any to sanctioned plan- **NO MODIFICATION HAS BEEN CARRIED OUT TO ORIGINAL SANCTION PLAN**

(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; **AS PER SPECIFICATIONS ATTACHED**

(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; **AS PER LAYOUT PLAN**

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; **FORMAT AS ATTACHED**

(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;-

1. the number, type and the carpet area of apartments- **NIL**
2. the number, type and the area of Plots – As Per Layout plan, Details as below-

| PLOT AREA | | | |
|--------------|-----------------|-------------------------|------------------|
| Plot Type | Number of Plots | Area of Each plot Sq Mt | Total Area Sq Mt |
| R01 to R05 | 5.00 | 74.24 | 371.20 |
| R6 | 1.00 | 82.71 | 82.71 |
| R7 | 1.00 | 125.86 | 125.86 |
| R8 to R15 | 8.00 | 74.24 | 593.92 |
| R16 | 1.00 | 134.33 | 134.33 |
| R17 to R18 | 2.00 | 103.70 | 207.40 |
| R19 to R20 | 2.00 | 97.60 | 195.20 |
| R21 | 1.00 | 74.24 | 74.24 |
| R22 to R24 | 3.00 | 74.24 | 222.72 |
| R25 | 1.00 | 74.24 | 74.24 |
| R26 to R27 | 2.00 | 97.60 | 195.20 |
| R28 | 1.00 | 101.77 | 101.77 |
| R29 | 1.00 | 103.71 | 103.71 |
| R30 | 1.00 | 105.64 | 105.64 |
| R31 | 1.00 | 107.57 | 107.57 |
| R32 | 1.00 | 108.89 | 108.89 |
| R33 | 1.00 | 98.50 | 98.50 |
| R34 to 57 | 24.00 | 98.50 | 2,364.00 |
| TOTAL | 57.00 | | 5267.10 |

For Krishna Homes Construction
Govind Kumar
Proprietor

| EWS AREA | | | |
|-----------|---------------------|-----------------|--------------------|
| Unit Type | Number of EWS units | Plot Area Sq Mt | Covered area Sq Mt |
| EWS unit | 10 | 204.83 | 303.25 |

(xii) the number and areas of garage for sale in the project;-**NOT APPLICABLE**

(xiii) the number of open parking areas available in the real estate project;- **NOT APPLICABLE**

(xiv) the names and addresses of his real estate agents, if any, for the proposed project;- **NOT APPLICABLE**

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;-

Contractor- Self

Architect- Name of architect

- Ar. Sameer Kumar

Regn no

- CA/2014/64667

Address

- House no. 137, Shaktivihar colony, Rudarpur, U.S. nagar, Uttarakhand, 263153

Engineer -Name of Engineer

- Er. Devender Singh Gole

Regn No

- 09/19

Address

- Fourth Floor, SGAD Complex, Above Vishal Mega Mart, Nainital Road, Rudrapur, U S Nagar-263153

(xvi) a declaration in FORM 'B' .- **AS ATTACHED**

3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4, and under other provisions of the Act or the rules and regulations made there under, namely;

This is a fresh project

4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief and nothing material has been concealed by me/ us there from.

Dated: 11/12/2020

Place: RUDRAPUR


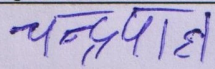

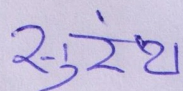

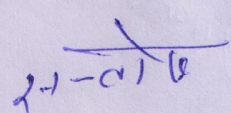

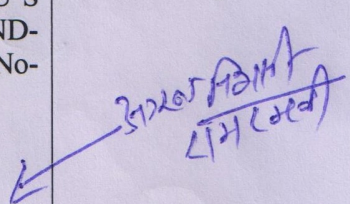
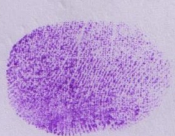
For Krishna Homes Constructio.

Proprietor

Yours faithfully,

Signature and seal of the applicant(s)

LAND OWNERS

| Photo | Name | Signature / Thumb Impression |
|---|---|---|
|  | Mr. CHANDRA PAL S/o Shri DEVI DAS VERMA R/o WARD NO 4, BHADAIPURA, RUDRAPUR, U S NAGAR, UTTARAKHAND-263153, (Aadhar No- 525410360096) |  |
|  | Mr. SURESH VERMA S/o Shri DEVI DAS VERMA R/o WARD NO 4, BHADAIPURA, RUDRAPUR, U S NAGAR, UTTARAKHAND-263153, (Aadhar No- 391417023828) |  |
|  | Mr. SANTOSH S/o Shri DEVI DAS VERMA R/o WARD NO 4, BHADAIPURA, RUDRAPUR, U S NAGAR, UTTARAKHAND- 263153, (Aadhar No- 308740908469) |  |
|  | Mrs. RAMRAKKHI w/o Shri DEVI DAS VERMA R/o WARD NO 4, BHADAIPURA, RUDRAPUR, U S NAGAR, UTTARAKHAND- 263153, (Aadhar No- 465646395926) |   |