



AAKASH DEVELOPERS

FORM 'A'

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

28th Oct 2020

To,
The Real Estate Regulatory Authority,
GUWAHATI,
ASSAM.

Sir,

We hereby apply for the grant of registration of **Swasteek Heights** project to be set up at Happy Villa, Uzan Bazar, Guwahati-781004, District- Kamrup(M)& State - Assam.

1. The requisite particulars are as under:-

(i) **Status of the Applicant:-** Partnership Firm

(ii) **Details of Partnership Firm:**

(a) Name:- M/S Aakash Developers

(b) Address :- Chainsukh Building, H.M Das Road, Rehabari, Guwahati-781008

(C) Copy of Registration Certificate: **Enclosed**

Sl. No	Name of Partner	Address	Photo
1	Rahul Sethi	Chainsukh Building, H.M Das Road, Rehabari, Guwahati -08	
2	Aakash Sethi	Chainsukh Building, H.M Das Road, Rehabari, Guwahati -08	

For, AAKASH DEVELOPERS

Rahul Sethi

Partner

Chainsukh Building, H.M. Das Road
Rehabari, Guwahati - 781 008 (Assam)
E-mail : adswasteek@gmail.com
Ph : 0361-2733648



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(iii) PAN No. AA5FA2515Q;

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(L)(D) of the Act will be maintained; AXIS BANK, A/C. No. 910020009524567, Rehabari, Guwahati.

(v) Details of project land held by the applicant: Land measuring about **2(Two) Bighas 2(Two) Kathas 9.64 Lechas** consists of **1(One) Bigha 8.97 Lechas** covered by Dag No. 842 of K.P. Patta No. 559(Old) / 584(New) of Village- Sahar Guwahati, Part- VII, under Mouza- Ulubari, Guwahati, in the district of Kamrup(Metro) Assam and **1(One) Bigha 2(Two) Kathas 0.67 Lechas** out of 1(One) Bigha 4(Four) Kathas 10.67 Lechas covered by Dag No. 817 of K.P. Patta No. 559(Old) / 584(New) of Village- Sahar Guwahati, Part- VII, under Mouza- Ulubari, Guwahati, in the district of Kamrup(Metro) Assam. The total land measuring **2(Two) Bighas 2(Two) Kathas 9.64 Lechas**.

(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.

Serial no	Project name (Residential/Commercial)	Project Status (Completed/On Going / Launched)	Location
1.	Swasteek Enclave (Residential)	Completed	Rehabari
2.	Swasteek Padmini Enclave (Residential)	Completed	Rehabari
3	Swasteek Residency (Residential)	Completed	Maligaon
4	Swasteek Vinayak (Residential)	Completed	Rehabari
5	Swasteek Paradise (Residential)	Completed	Lal ganesh
6	Swasteek Tower (Commercial)	Completed	Lal ganesh
7	Swasteek Kunj (Residential)	Completed	Lal ganesh
8	Swasteek Siddhi (Residential)	Completed	Kahilipara
9	Swasteek Vrindavan (Residential)	On going	Rupnagar
10	Swasteek Square (Commercial)	On going	Paltan Bazar
11	Swasteek Samriddhi	On going	Jalukbari
12	Swasteek Heights	On going	Happy Villa, Uzan Bazar

(VII) Agency to take up external development works. **Self Development** (local authority/ self Development)

(VIII) Registration fee by way of a demand draft dated **27th October 2020** drawn on **Axis Bank** bearing No. 000978 for an amount of **Rs.33500/- (Rupees Thirty Three Thousand Five Hundred only)** (3340 Sq.mt x 10 = Rs.33400/-) calculated as per sub-rule (3) of rule 3; (Draft Enclosed)

For, AAKASH DEVELOPERS

Rajul Sethi

Partner

Chainsukh Building, H.M. Das Road
Rehabari, Guwahati - 781 008 (Assam)
E-mail : adswasteek@gmail.com
Ph : 0361-2733648



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

2. We enclose the following documents in triplicate, namely:

(i) Authenticated copy of the PAN card of the promoter (PAN Card Copy 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 (Documents Enclosed)

(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; (Documents Enclosed)

(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; (NON Encumbrance Certificate 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; (Developer Agreement & Power of Attorney 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 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; (Permission NOC Enclosed)

(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; (Sanctioned Plan Enclosed)

(viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including:

- a) Fire-fighting facilities,
- b) Drinking water facilities,
- c) Entrance lobby
- d) Lifts
- e) Genset/ Power Back-up for Common Areas including lift & water pump
- f) Underground water reservoirs
- g) Water reservoir over the roof
- h) Deep tube well boring, pump and motor to raise water to overhead reservoir

For, AAKASH DEVELOPERS

Rajni Sethi

Partner

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- i) Boundary walls and main gate of the Building
- j) Septic tanks, soil pits, main sanitary pipes and fittings
- k) Ceramic tiles 2x2 in floors
- l) Generator

(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; (Enclosed)

(x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; (Agreement draft & Allotment & Conveyance Deed 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 apartment with the apartment, if any; (Detail Enclosed)

(xii) The number and areas of garage for sale in the project; (Detail Enclosed)

(xiii) The number of open parking areas available in the real estate project; (Detail Enclosed)

(xiv) The names and addresses of his real estate agents, if any, for the proposed project;

S. No	Particular	Name	Contact no
1	PR Properties	Vishal Sharma	9864710007

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

S. No	Particular	Project consultant
1	Compu Build	GNB Road, Guwahati

(xvi) A declaration in FORM 'B'.

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

Dated: 28th October 2020

Place: GUWAHATI

For, AAKASH DEVELOPERS

Rajul Saha

Partner

* Yours faithfully,

Signature and seal of the applicant(s)

TO WHOMSOEVER IT MAY CONCERN

I, Shri Aakash Sethi s/o Shri Kapoor Chand Sethi would like to declare that we, i) Shri Rahul Sethi s/o Shri Suresh Jain Sethi and aged about 36 years & ii) Shri Aakash Sethi s/o Shri Kapoor Chand Sethi and aged about 36 years both are resident of Rehabari, Guwahati, Assam, and partners in the firm **Ms. AAKASH DEVELOPERS**. We are promoters of the proposed project Swasteek Heights located at Happy Villa, Uzan Bazar, Guwahati, Assam.

As such, we would like to register our project under RERA, Assam. And, as such would like to declare that Shri Rahul Sethi is hereby authorized to sign all requisite documents for the said registration and his signature is attested below.

For, AAKASH DEVELOPERS

Aakash Sethi

Partner

For, AAKASH DEVELOPERS

Rahul Sethi

Partner

Attested Signature

For, AAKASH DEVELOPERS

Aakash Sethi

Partner

For, AAKASH DEVELOPERS

Rahul Sethi

Partner