

(A) A Brief Detail Of His Enterprise Including Its Name, SWARNAPRADEEP INFRASTRUCTURAL SOLUTIONS registered address – 18/7/1, K. K. BANERJEE ROAD, BESIDE YAMAHA SHOWROOM, BERHAMPURE, PIN – 742101, WB

type of enterprise (proprietorship, limited liability partnership, society, partnership, company, competent authority) - PARTNERSHIP

and the particulars of registration and in case of a newly incorporated or registered entity, brief details of the of the parent entity including its name, registered address, type of enterprise (proprietorship, societies, limited liability partnership, partnership, companies, competent authority);

EASTERN AUTO DISTRIBUTORS – 18/6, K. K. BANERJEE ROAD, BERHAMPURE, PIN 742101, PARTNERSHIP – PARTNERS – RAJENDRA KUMAR SAHA, ANNAPURNA SAHA, ARPITA SAHA

BIDYUT AUTOTECH PVT LTD – JALANGI ROAD, KESHABNAGAR, COSSIMBAZAR, BERHAMPURE, PIN 742103. PRIVATE LIVITED COMPANY – SHAREHOLDERS - RAJENDRA KUMAR SAHA, ANNAPURNA SAHA, ARPITA SAHA

EASTERN DIMENSIONS – 119, R. N. TAGORE ROAD, BERHAMPURE, PIN 742101, PARTNERSHIP – PARTNERS – RAJENDRA KUMAR SAHA, ANNAPURNA SAHA, ARPITA SAHA

SWARNAPRADEEP ACADEMY – 18, K. K. BANERJEE ROAD, BERHAMPURE, PIN 742101, PARTNERSHIP – PARTNERS – RAJENDRA KUMAR SAHA, ARPITA SAHA

SONAR BANGLA – 18/7/1, K. K. BANERJEE ROAD, BERHAMPURE, PIN 742101, PARTNERSHIP – PARTNERS – RAJENDRA KUMAR SAHA, ANNAPURNA SAHA, ARPITA SAHA

(B) Background Of Promoter- Educational Qualification, Work Experience And In Case Of A Newly Incorporated Or Registered Entity Work Experience Of The Parent Entity.

RAJENDRA KUMAR SAHA, the chief promoter, completed ICSE from a Missionary school, Mary Immaculate School. Then he pursued HS commerce, and B.COM (H). He did his MBA from IISWBM in Human Resources Management with successful project at Britannia Industries Ltd. Simultaneously he completed his Post Graduate Course in Computer Science from CMC Ltd.

He has joined his parental business of YAMAHA dealership in 2000 and since then has contributed to make it one of the leading dealerships in the State. He expanded branches in different locations.

He commenced his new business as franchisee of P. C. Chandra Jewellers in Berhampore in 2007.

He also took up the franchisee of KIDZEE in Berhampore in 2008 and turned it out as a most prestigious pre-school in Berhampore.

He formed his company, BIDYUT AUTOTECH PVT LTD, in 2016 and expanded in 6 Sales Outlets and 3 Service Setups as Authorised Dealers in Renault India Pvt Ltd.

Mount Litera Zee School commenced its first academic session in 2018 and attained its CBSE affiliation in 2021. With the continuous growth of the school the infrastructure and facilities of the school are continuously being developed. Now in 2023 we have applied for a 12th Standard affiliation with about 1400 aspiring students.

In 2022 Kidzee Jiaganj has been commenced with appropriate infrastructure and upgradation to pentemind successfully.

In 2023 the prime property at Laldighi at 119, R. N. Tagore Road is acquired. The most coveted institute to provide quality coaching and education, INDIAN INSTITUTE OF HUMAN EXCELLENCE, has been established. It has successfully started its operation with the most talented, qualified and gifted group of faculties.

(II) TRACK RECORD OF THE PROMOTER: RAJENDRA KUMAR SAHA HAS ATTAINED A VERY RESPECTFUL POSITION AND TRUSTWORTHINESS WITH HIS ABOVE MENTIONED OPERATIONS IN THE SOCIETY. HE HAS ALWAYS PROVED HIMSELF TO BE A FAIR BUSINESSMAN WITH A CLEAN RECORD.

(A) number of years of experience of the promoter or parent entity in real estate construction in the state/union territory;

With these premium activities the promoter or his parent entities have a rigorous experience in real estate for not less than 15 years.

(B) number of years of experience of the promoter or parent entity in real estate construction in other states or union territories; NIL

(C) number of completed projects and area constructed till date; 3 completed projects with approx constructed area of 12,000 sqm.

(D) number of ongoing projects and proposed area to be constructed; NIL

(E) details and profile of ongoing and completed projects for the last 5 years as provided under clause (b) of sub-section (2) of section 4.

(III) LITIGATIONS: DETAILS OF PAST OR ONGOING LITIGATIONS IN RELATION TO THE REAL ESTATE PROJECT.

NIL

(Iv) Website : Swarnapradeepinfra.Com

(A) Web Link To The Developer Or Group Website; NIL

(A) web link to the project website.

(B) number of ongoing projects and proposed area to be constructed; NIL

(I) COMPLIANCE AND REGISTRATION:

(A) authenticated copy of the approvals and commencement certificate from the competent authority as provided under clause (c) of sub-section (2) of section 4;

(B) the sanctioned plan, layout plan and specifications of the project or the phase thereof, and the whole project as sanctioned by the competent authority as provided under clause (d) of subsection (2) of section 4;

(C) details of the registration granted by the Authority.

(II) APARTMENT AND GARAGE RELATED DETAILS:

(A) Details of the number, type and carpet area of apartments for sale in the project as provided under clause (h) of sub-section (2) of section 4;

(B) Details of the number and areas of garage for sale in the project as provided under clause (i) of sub-section (2) of section 4;

(C) Details of the number of open parking areas available in the real estate project.

(III) REGISTERED AGENTS: NAMES AND ADDRESSES OF REAL ESTATE AGENTS AS PROVIDED UNDER CLAUSE (J) OF SUBSECTION (2) OF SECTION 4. (IV) CONSULTANTS: DETAILS, INCLUDING NAME AND ADDRESSES, OF CONTRACTORS, ARCHITECT AND STRUCTURAL ENGINEERS AND OTHER PERSONS CONCERNED WITH THE DEVELOPMENT OF THE REAL ESTATE PROJECT AS PROVIDED UNDER CLAUSE (K) OF SUB-SECTION (2) OF SECTION 4, SUCH AS:–

(A) Name and address of the firm

(B) Names of promoters

(C) Year of establishment

(D) Names and profile of key projects completed (v) Location: 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 provided under clause (f) of sub- section (2) of section 4.

(VI) DEVELOPMENT PLAN:

(A) 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 etc. as provided under clause (e) of sub-section (2) of section 4;

(B) Amenities: a detailed note explaining the salient features of the proposed project including access to the project, design for electric supply including street lighting, water supply arrangements and site for disposal and treatment of storm and sullage water, any other facilities and amenities or public health services proposed to be provided in the project;

(C) Gantt Charts and Project schedule: the plan of development works to be executed in the project and the details of the proposed facilities to be provided thereof.

(C) Financial Details Of The Promoter:

(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 and in case of a newly incorporated or registered entity annual returns of the last 3 financial years of the parent entity.

(C) Gantt Charts and Project schedule: the plan of development works to be executed in the project and the details of the proposed facilities to be provided thereof.

(D) Names and profile of key projects completed (v) Location: 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 provided under clause (f) of sub- section (2) of section 4.

(D) The Promoter Shall Upload The Following Updates On The Webpage For The Project, Within Seven Days From The Expiry Of Each Quarter:

(i) List of number and types of apartments or plots, as the case may be booked;

(ii) List of number of garages booked;

(iii) Status of the project:

(A) Status of construction of each building with photographs;

(B) Status of construction of each floor with photographs;

(C) Status of construction of internal infrastructure and common areas with photographs.

(D) The Promoter Shall Upload The Following Updates On The Webpage For The Project, Within Seven Days From The Expiry Of Each Quarter:

(i) List of number and types of apartments or plots, as the case may be booked;

(ii) List of number of garages booked;

(iii) Status of the project:

(A) Status of construction of each building with photographs;

(B) Status of construction of each floor with photographs;

(C) Status of construction of internal infrastructure and common areas with photographs.

(iv) Status of approvals:

(A) Approval received;

(B) Approvals applied and expected date of receipt;

(C) Approvals to be applied and date planned for application;

(D) Modifications, amendment or revisions, if any, issued by the competent authority with regard to any license, permit or approval for the project.

(E) The Promoters Shall Also Who Upload The Following Documents:

(A) No Objection certificates;

(B) Consent to Establish and Operate;

(C) Environmental Clearance;

(D) Fire NOC;

(E) Permission from Water and Sewerage department;

(F) Height clearance from Airport Authority of India;

(G) Such other approvals as may be required and obtained for the project.

(H) Authenticated copy of the license or land use permission, building sanction plan and the commencement certificate from the competent authority obtained in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the license or land use permission, building sanction plan and the commencement certificate for each of such phases;

(I) Authenticated copy of the site plan or site map showing the location of the project land along with land details namely name of revenue estates, survey numbers, cadastral numbers, khasra numbers and area of each parcels of the project land;

(J) Authenticated copy of the layout plan of the project or the phase thereof, and also the layout plan of the whole project as sanctioned by the competent authority;

(K) Floor plans for each tower and block including clubhouse, amenities and common areas;



(L) Any other permission, approval, or license that may be required under applicable law;

(M) Authenticated copy of occupancy certificate and completion certificate including its application.

(N) Legal Documents: Details including the proforma of the application form, allotment letter, agreement for sale and the conveyance deed;

(O) Authenticated 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;

(P) Land Title Search Report from an advocate having experience of at least ten years in land related matters;

(Q) 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 or no encumbrance certificate from an advocate having experience of at-least ten years in land related matters;

(R) 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;

(i) From banks for construction finance;

(ii) From banks for home loan tie-ups.

(T) Contact details: Contact address, contact numbers and email-ids of the promoter and other officials handling the project.

(U) Such other documents or information as may be specified by the Act or the rules and regulations made thereunder.

(2) For the purpose of clause (c) of section 34, the Regulatory Authority shall maintain a database and ensure that the information specified therein shall be made available on its website in respect of each project revoked or penalised, as the case may be.

(3) For the purpose of clause (d) of section 34, the Regulatory Authority shall ensure that the following information shall be made available on its website in respect of each real estate agent registered with it or whose application for registration has been rejected or revoked:—

(a) For real estate agents registered with the Authority:

(i) registration number and the period of validity of the registration of the real estate agent with the Regulatory Authority;

(ii) brief details of his enterprise including its name, registered address, type of enterprise (proprietorship, societies, partnership, companies etc.);

(iii) particulars of registration including the bye-laws, memorandum of association, articles of association etc. as the case may be;

(iv) authenticated copy of the PAN card; GST registration, if any;

(v) authenticated copy of the address proof of the place of business and the contact address, contact numbers and email-ids of the real estate agent and other officials responsible. (b) In case of applicants whose application for registration as a real estate agent have been rejected or real estate agents whose

registration has been revoked by the Regulatory Authority: (i) registration number and the period of validity of the registration of the real estate agent with the Regulatory Authority; (ii) brief details of his enterprise including its name, registered address, type of enterprise (proprietorship, societies, partnership, companies etc.); (c) Such other documents or information as may be specified by the Act or the rules and regulations made thereunder. (4) The Authority shall maintain a back-up, in digital form, of the contents of its website in terms of this rule, and ensure that such back-up is updated on the last day of each month. (5) On application, the Authority may allow modification, alteration, rectification or amendment of documents which are already published in the web-site, for reasons to be recorded and such modified, altered, rectified or amended documents shall be published in the website.