

**Form 'A'**  
**[See rule 3(3.2)]**  
**APPLICATION FOR REGISTRATION OF PROJECT**

To,

The Real Estate Regulatory Authority,  
Ranchi - Jharkhand

Sir,

We hereby apply for the grant of registration of our project "**MANTI APARTMENT**" being built at Tupudana , District Ranchi, State Jharkhand.

1. The requisite particulars are as under:-

- (i) Status of the applicant – Promoter
- (a) Name – **FRONTAGE HOMES PRIVATE LIMITED.**
- (b) Address - The Home, Hawaii Nagar Road no 11, Hinoo, Ranchi 834003.
- (c) Copy of registration certificate as company - **Enclosed**
- (d) Main objects - Real Estate
- (e) Contact Details - Mob – 9431108154, Ph. 0651-2253322,  
email- sjaiswal.thehome@gmail.com
- (ii) Name, photograph, contact details and address of Director- **Enclosed**
- (iii) PAN No. of the promoter; - **AACCF8767C**
- (iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of subsection (2) of section 4 will be maintained  
**I will submit in your office as soon as possible.**
- (v) Details of project land held by the applicant –

| Khata no. | RS Plot no. | Sub Plot no. | Village  | Thana  | Thana no. | Ward no. | District | Area       |
|-----------|-------------|--------------|----------|--------|-----------|----------|----------|------------|
| 124       | 639         | 639/Part     | Tupudana | Dhurwa | 294       | NA       | Ranchi   | 13 Decimil |

- (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.- **Enclosed**
- (vii) Agency to take up external development works - Local Authority

- (viii) Registration fee by way of Demand Draft dated 08.09.2021 for an amount of **Rs. 3,950/-** calculated as per sub-rule (3) of rule 3.
- (ix) Any other information the applicant may like to furnish. - No
2. We enclose the following documents, namely:-
- (i) Authenticated copy of the PAN card of the Promoter;
- (ii) Audited balance sheet of the promoter for preceding financial years and income tax returns of the promoter for three preceding financial years;
- (iii) Copy of the legal title deed reflecting the title of the promoter to the land on which development of project is proposed to be developed along with legally valid documents with authentication of such title, if such is owned by another;
- (iv) Details of encumbrances on the land on which development is proposed including any rights, title, interest, dues, litigation and name of any party in or over such land along with details. - **No encumbrance**
- (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; - **Development Agreement**
- (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 approvals and commencement certificate from the competent authority for each of such phases; - -----
- (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; - **Sanction Map**
- (viii) The plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof. drinking water facilities, Intercom; **Yes**
- (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; - **NIL**

- (xiii) the number of open parking areas and the number of covered parking areas available in the real estate project; - **13**
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project; - **N/A**
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons, concerned with the development of the proposed project;

**1. Structural Engineer**

Mr. Prabhat Kumar Sahay  
Kilburn Colony,  
Hinoo, Ranchi

**2. Architect/Civil Engineer**

Mr. Santosh Kumar Jaiswal  
Saket Nagar,  
Near United School,  
Hinoo, Ranchi.

- (xvi) a declaration in Form 'B'
3. 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:-
- (i) Sukriti Apartment Apartment, Tupudana, Ranchi.
4. We solemnly affirm and declare that the particulars given herein are correct to our knowledge and belief and nothing material has been concealed by us there from.

Dated : 10.09.2021

Place : Ranchi

Yours faithfully,  
Signature and seal of the applicants(s)

**FORM 'B'**

**[See rule 3(3.4)]**

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY  
THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER**

Affidavit-cum-Declaration

Affidavit cum Declaration of **FRONTAGE HOMES PRIVATE LIMITED**, a Company having its registered office at P.O. Hinoo, Ranchi-834 002 through its Director **Santosh Kumar Jaiswal** who has been empowered to sign this affidavit.

I, Santosh Kumar Jaiswal Son of Sri Sita Ram Jaiswal aged about 40 Years R/O New Saket Nagar,, Hinoo, Ranchi – 834002, Jharkhand duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 30.06.2021.
4. That seventy per cent of the amounts realized by [me/the promoter] for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be on any grounds.

Deponent

**Verification**

I Santosh Kumar Jaiswal Son of Sri Sita Ram Jaiswal aged about 40 Years R/O New Saket Nagar, Hinoo, Ranchi – 834002, Jharkhand do hereby verify that the contents in the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Ranchi on this 30 day of January 2019.

Deponent

Santosh Kumar Jaiswal