

FORM-A
[See rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

I, **Ratan Lal S/o Ramdev, aged 61 years, Residing at Kaptan ji ki Kothi, Sikar, Raj. - 332001** hereby apply for the grant of registration of my project –
“Mahaveer Nagar Aawasiya Yojana” Situated at **Khasra No. 1286/512, Near Approved Scheme Gehlot Residency, Gopinath ji ki Dhani, Revenue Village- Sabalpura, Teh- Sikar Gramin, District- Sikar (Raj.)**.

1. The requisite particulars are asunder:

- (i) Status of the applicant: **Individual**
(ii) Name, photograph and address of promoters

NAME	PHOTOGRAPH	ADDRESS
Ratan Lal		S/o Ramdev, Kaptan ji ki Kothi, Sikar, Raj. - 332001

(iii) PAN of the promoter : **Ratan Lal- AJPPL1119F**

(iv) Name and address of the bank or banker with which account in term of sub -clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: **Ground Floor, Ward No. 54, Piprali Road, Near Gurukripa Hospital, Sikar (Branch) of Axis Bank Ltd.**

(v) Details of project land:

- **Phase Area: 2362.22 Square Meters**
- **Khasra No. 1286/512, Near Approved Scheme Gehlot Residency, Gopinath ji ki Dhani, Revenue Village- Sabalpura, Teh- Sikar Gramin, District- Sikar (Raj.)**

~ 27/1/21

(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 case pending related to project land, details of type of land and payments pending related to project land, details of type of land and payment pending etc.: **N.A.**

(vii) Agency to take up external development works Local Authority / self development: **Self Development**

(viii) Registration fee by way of a demand draft/bankers cheque dated drawn on _____ bearing number Rera Trans. No. 680305 dated 12/10/2025 for an amount of Rs. 23622/- Calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment such as transaction number, date etc.):

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

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

- (i) Authenticated copy of the PAN card of the promoter: **Enclosed**
- (ii) Audited ITR balance sheet of the promoter for the preceding financial year: **Enclosed.**
- (iii) Copy of the legal title deed reflecting the title of the promoter to the land on which the real estate project is proposed to be developed along with legally valid document for chain of title with authentication of such title: **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 land along with details: **N.A.**
- (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, duly executed, entered into between the promoter and such owner and copies of title and other document reflecting the title of such owner on the land proposed to be developed: **N.A.**
- (vi) an authenticated copy of the approvals and commencement certificate (Wherever required under local law) 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 phase, an authenticated copy of the competent authority for each of such phase: **Enclosed**

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- (vii) The sanctioned plan , layout plan and specifications of the proposed or the phase thereof, and the whole project as sanctioned by the competent authority: **Enclosed**
- (viii) The plan of development works to be executed in the proposed project and the project and the Proposed facilities to be provided thereof including fire – fighting facilities, drinking water facilities(whenever applicable) emergency evacuation service, use of renewable energy: **Enclosed**
- (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 point of the project: **Enclosed**
- (x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **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: **N.A.**
- (xii) The number and areas of garage for sale in the project :**N.A.**
- (xiii) The number of parking areas in each type of parking such as open, basement, stilt, mechanical Parking etc. available in the real estate project: **N.A.**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **Declaration attached**
- (xv) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Declaration attached**
- (xvi) A declaration in Form-B:**Uploaded**

(Note: if any of the above items is not applicable write “N.A.” against the appropriate items)

3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made there under, namely: **N.A.**

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

DATE: 07.10.2025

PLACE: SIKAR

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Yours faithfully,

Ratan Lal
(Owner)