

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory
Authority Rajasthan, Jaipur
Sir,

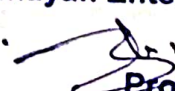
We hereby apply for the grant of registration of our project "**VINAYAK RESIDENCY II**" is situated at Plot No.63 (East Part), 64 A, 64 B, 65, 66 (East Part), Parmanand Nagar, Niwaroo Road, Jhotwara, Jaipur, Rajasthan - 302012.

The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority:
proprietorship firm
- (a) Name: **Vinayak Enterprises**
- (b) Address: **-Plot No. 29, Shri Vinayak Vihar, Gokulpura, Vinayak Vihar, Kalwar Road, Jaipur, Rajasthan- 302012**
- (c) Main objects:
- (d) Name, photograph and address of chairman/partner/director and authorized person etc.:

Name	Designation	Address	Photograph
Bhanwar Lal	Proprietorship	Village Post Hudeel, Tehsil Nawa, Nagour, Hudeel, Nagaur, Rajasthan - 341509.	

(ii) PAN Number of the promoter: **AFLPL5320C**

Ms Vinayak Enterprises

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- (iii) Name and address of the bank or banker with which account in terms of sub- clause (D) of clause (l) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

Name of Account	M/S. VINAYAK ENTERPRISES VINAYAK RESIDENCY II RETENTION ACCOUNT
Bank Name	AU SMALL FINANCE BANK
Account Number	2502252777499795
Branch Name	VAISHALI NAGAR, JAIPUR
IFSC Code	AUBL0002527

- (iv) Details of project land **1165.70 Sq. mtrs:**
- (v) 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 related to project land, details of type of land and payments pending etc.
- (vi) Agency to take up external development works- **Local Authority**
Local Authority / Self Development:
- (vii) Registration fee for an amount of **Rs. 11657** /- and standard fee of **Rs. 29123** - paid through online payment...(give details of online payment such as transaction number, date etc.)
Transaction Id: **RERA-TRANS-431**
Date: **23.09.2025**
- (viii) Any other information the applicant may like to furnish.

2. I/we enclose the following documents in triplicate, namely:-
- authenticated copy of the PAN card of the promoter: **Enclosed**
 - audited balance sheet of the promoter for the preceding financial year: **Enclosed.**
 - 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 documents for chain of title with authentication of such title: **Enclosed**
 - 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: **Enclosed**

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- (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 documents reflecting the title of such owner on the land proposed to be developed: **Not Applicable**
- (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 phases, an authenticated copy of the approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: **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: **Enclosed**
- (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 (wherever applicable) emergency evacuation services, 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 points 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: **Enclosed**
- (xii) the number and areas of garage for sale in the project: **Not Applicable**
- (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: **Enclosed**
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project: **Not Available**
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Enclosed**
- (xvi) a declaration in Form-B. **Enclosed**

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

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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 thereunder, namely:- **Not Applicable**

(i)

(ii)

(iii).....

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

Yours faithfully,

Ms Vinayak Enterprises

Proprietor

Signature and seal of the
applicant(s)

Date: 25.08.2025

Place: Jaipur