

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 "THE MONARCH" situated at Khasra No. 83, 83/396, 83/397, 83/398, 83/399 Village Madrampura, Tehsil Jaipur (Raj.).

1. The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / Proprietorship firm / society/trust/ limited liability partnership / Competent authority: **Partnership**

(ii) **(In case of company/Proprietorship firm / society/trust/ limited liability partnership /competent authority)**

(a) Name: Sky Line Developers

(b) Office Address: 1011, Horizon Tower, Jewel of India, JLN Marg, Jaipur (Raj.)

(c) Copy of registration certificate: Attached

(d) Main objects: Partnership deed Attached

(e) Name, photograph and address of partners and authorized person etc.: Promoter Profile attached

(iii) PAN Number of the promoter: AFLFS9036C

(iv) Name and address of the bank or banker with which accounting terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: **State Bank of India, SME BRANCH, CHURCH ROAD, JAIPUR (Branch).**

(v) Details of project land:

- Total Project Area: 4148. 578 Sq. Mtrs.
- Total Phase Area: 4148.578 Sq. Mtrs.
- Situated at Khasra No. 83, 83/396, 83/397, 83/398, 83/399 Village Madrampura, Tehsil Jaipur (Raj.).

(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 related to project land, details of type of land and payments pending etc.;

Not Applicable

For SKY LINE DEVELOPERS


PARTNER

(vii) Agency to take up external development works: **Local Authority**

(viii) Registration fee by way of Online Payment calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017

- Amount: 191100/-
- Payment Id: 4929020260620132439
- Transaction Id: RERA-TRANS-970
- Date: 20.06.2026

(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: **Attached**

(ii) Audited balance sheet of the promoter for the preceding financial year: **Attached**

(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 documents for chain of title with authentication of such title: **Attached**

(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: **Not Applicable**

(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: **Attached**

(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: **Attached**

(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)

FOR SKY LINE DEVELOPERS


PARTNER

emergency evacuation services, use of renewable energy:
Attached

(ix) The location details of the project, with clear demarcation of and dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**

(x) Proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Attached**

(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/plot, if any: - **Mentioned**

(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 - **Not Available**

(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: **Attached**

(xvi) A declaration in Form-B. **Attached**

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:-

- (i)
- (ii)

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

Yours faithfully,
For Sky Line Developers

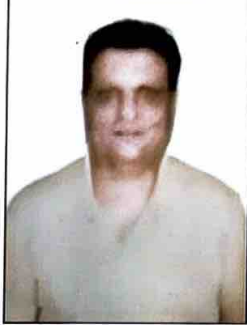
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PARTNER

(Authorized Signatory)
Date:

Promoter Profile

Details of Promoters-

NAME	PHOTO
Name:- Girraj Agarwal Address:- 702, Akshat Nilay Apartments, Hawa sadak, Civil Lines, Jaipur-302006 E-mail:- girraj@viraajbuildhomes.com Phone No:- 9829050557	
Name:- Sanjay Rawat Address:- C-16, Subhash Colony, Shastri Nagar, VTC, Jaipur-302016 E-mail:- sanjay@grandtoursindia.com Phone No:- 9829055231	
Name:- Rachit Agarwal Address:- 1011, Horizon Tower, Jewel Of India, J.L.N.Marg, Jaipur - 302018 E-mail:- Accounts@omgroups.org Phone No:- 9414045253	
Name:- Nitesh Kumar Agrawal Address:- 8/399, Vidhyadhar Nagar, Jaipur -302039 E-mail:- nitesh1982@yahoo.com Phone No:- 9928008028	

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Name:- Prakash Agarwal Address:- 8/294, Vidhyadhar Nagar, Jaipur-302039 E-mail:- subhashagarwal31285@rediffmail.com Phone No:- 9928008034	
Name:- Vibhor Agarwal Address:- 702, Akshat Nilay Apartments, Hawa sadak, Civil Lines, Jaipur- 302006 E-mail:- vibhorav@gmail.com Phone No:- 8696950557	

For SKY LINE DEVELOPERS

[Signature]
PARTNER