

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 to be set up at Khasra No.- 88, 468/82, 83/1, 83/2, 83/3 & Khasra No. 83/4 Village Naya Nohra, Tehsil Ladpura, Dist. Kota, Raj.

1. The requisite particulars are as under: - **Individual**

(i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: **Individual**

(ii) (In case of individual)

(a) Name: **Aaditya Khatri**

(b) Father's Name: Sanjay Khatri

(c) Occupation: Business

(d) Permanent address: 659, Pratap Nagar, Dadabadi, Kota (Raj) 324009 (Raj)

(e) Photograph:

(f) Contact details :

Or

(In case of firm / society / trust / company / limited liability partnership / competent authority etc.)

(a) Name:

(b) Address:

(c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: **NA.**

(d) Main objects :Land purchase and Sales, Land Development, Property Dealing etc. Copy of **Land Title** enclosed for objects. **UPLOADED**

(e) Name, photograph and address of chairman/partner/director and authorised person etc.: **Copy of Aadhar, PAN and Photo are enclosed with Application. uploaded**

Aaditya

(iii) PAN Number of the promoter: **CNOPK2469Q enclosed & Uploaded**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained: **Punjab National Bank, Talwandi, Sheela Choudhary Road, Kota Account No. 1524209300000112 IFSC: Punb0152420**

(v) Details of project land: , - 88, 468/82, 83/1, 83/2, 83/3 & Khasra No. 83/4 Village Naya Nohra, Tehsil Ladpura, Dist. Kota, 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.: This is our first project

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

(viii) Registration fee by way of a demand draft/bankers cheque dated _____ drawn on _____ bearing number _____ for an amount of Rs. _____/-calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be.....(give details of online payment such as transaction number, date etc.): **RERA 185100 Fees paid through online Payment facility. Details are : Transaction no. RERA-TRANS - 085 , Dated 23/01/2024 , Amount is 185100/-**

(ix) Any other information the applicant may like to furnish. -N.A.

2. We enclose the following documents in triplicate, namely: -

(i) Authenticated copy of the PAN card of the promoter: **Copy of PAN enclosed and uploaded**

(ii) Audited balance sheet of the promoter for the preceding financial year: **ITR COPY of Financial Year 2022-23 is enclosed with Application. Uploaded**

(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: **Copy of Legal title Deed along with chain document and Search Report are enclosed. UPLOADED**

(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: **Our project "Royal Elina Township" is New project situated Khasra No.- 88, 468/82, 83/1, 83/2, 83/3 & Khasra No. 83/4 Village Naya Nohra, Tehsil Ladpura, Dist. Kota, Raj. Is free from any Encumbrance. Declaration is enclosed with application.**

(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: **POA Uploaded.**

(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

Aadish

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: **Layout plan approved by UIT, Kota vide letter no F-7/DTP/2023/1490 on 09.01.2024 is enclosed with application. uploaded**

(vii) the sanctioned plan, layout plan and specifications of the proposed project the phase thereof, and the whole project as sanctioned by the competent authority: **Layout plan approved by UIT, Kota vide letter F-7/DTP/2023/1490 on 09.01.2024 is enclosed with application. uploaded**

(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: **All the declarations related to facilities are enclosed with application. uploaded**

(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: **Google Location Maps is enclosed with latitude and longitude uploaded**

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Performa of Agreement for sale is enclosed with application. uploaded**

(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: Declaration Submitted by stating that "we don't require to allocate parking and plotted development- "**Royal Elina Township** " Khasra No.- Khasra No.- 88, 468/82, 83/1, 83/2, 83/3 & Khasra No. 83/4 Village Naya Nohra, Tehsil Ladpura, Dist. Kota, Raj.. **uploaded**

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: Declaration Submitted by stating that "We have not appointed any Real Estate Agent till date as soon as we will appoint the same we will informed to RERA Authority before completion of Project". **Declaration uploaded**

(xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: ". **uploaded**

(xvi) a declaration in Form-B. : **Form B enclosed with application. Uploaded**

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

Aadish

3. 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:-

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



Yours faithfully,

Signature of the applicant(s)

Date: 13.01.2024

Place: Kota

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**Royal Elina Township**", situated at , **Khasra No.- 88, 468/82, 83/1, 83/2, 83/3 & Khasra No. 83/4 Village Naya Nohra, Tehsil Ladpura, Dist. Kota, Raj.**

I, **Aaditya Khatri S/o Sanjay Khatri** having registered address , 659 Pratap Nagar, Dadabadi, Kota (Raj) 324009_Promoter do hereby solemnly declare, that no criminal case is neither pending against me nor I have been convicted in any criminal case in the past.

There is no litigation pending against the land and the Project in any court.

Thanking You

Aaditya Khatri

A handwritten signature in blue ink, appearing to read 'Aaditya', with a horizontal line drawn through it.

(Promoter)

13.01.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: Declaration for No Parking- Project "Royal Elina Township"

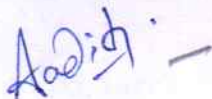
Dear Sir,

1. As per the current Township Policy, we don't require to allocate parking in plotted development Project "**Royal Elina Township**", situated at , Khasra No.- 88, 468/82, 83/1, 83/2, 83/3 & Khasra No. 83/4 Village Naya Nohra, Tehsil Ladpura, Dist. Kota, Raj.

Hence, we request, you to issue us the RERA registration for our project.

Thanking you
Yours Faithfully

Aaditya Khatri



Promoter

13.01.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Dear Sir,

Since our project "**Royal Elina Township**", is New project Khasra No.- 88, 468/82, 83/1, 83/2, 83/3 & Khasra No. 83/4 Village Naya Nohra, Tehsil Ladpura, Dist. Kota, Raj. Since it is a plotted development, so we have not appointed any contractor or consultant like structural engineer, HAVC, Pumbing, & Real Estate Agent except structural Engineer Mr. Rahul Kumar, Architect Mr. Baljinder Singh & CA Mr. Mohammad Saif. till date. As soon as we will appoint the same, we will inform to RERA authority before completion of project.

Thanking You
Yours Faithfully

Aaditya Khatri



Promoter

13.01.2024

To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

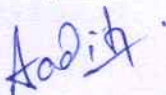
Sub: No Encumbrance Letter

Dear Sir,

We are pleased to inform you that our project "**Royal Elina Township**" is New project situated Khasra No.- 88, 468/82, 83/1, 83/2, 83/3 & Khasra No. 83/4 Village Naya Nohra, Tehsil Ladpura, Dist. Kota, Raj. Request you to please process for the RERA Registration for our Project at the earliest.

Thanking you
Yours Faithfully

Aaditya Khatri



Promoter

13.01.2024

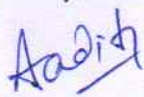
To,
Real Estate Regulatory Authority
Rajasthan, Jaipur

Sub: Authorization in favour of Mrs. Mamta Arora to attend the hearing before RERA Authority

Dear Sir,

I hereby authorised to **Mrs.** Mamta Arora on behalf of **me** to attend the hearing before the RERA Authority and to present all relevant documents before them and upload documents to RERA online portal. We also authorised to him to do any other activity to complete the Registration of RERA and collect the Registration certificate of RERA.

Aaditya Khatri


Promoter

Accepted by



Ocean Green House Developers Pvt. Ltd.

CIN : U70101RJ2009PTC029074

Date _____

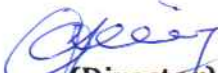
TO WHOM IT MAY CONCERN LETTER TO AUTHORIZED PERSON IN CHARGE

We the Undersigned authorized to **Sh. Aaditya Khatri S/o Sh. Sanjay Khatri** on behalf of Us to Sign all document agreement to sale and any other document excute all deeds etc.

1. Sh. Aaditya Khatri S/O Sh. Sanjay Kharti


(Director)

2. Sh. Ajay Khatri S/o Sh. Gyanendra Kumar Khatri


(Director)

3. Sh. Sanjay Khatri S/O Sh. Gyanendra Kumar Khatri


(Director)

4. Sh. Siddhnat Khatri S/O Sh. Ajay Khatri


(Director)

Accepted by


Sh. Aaditya Khatri S/O Sh. Sanjay Kharti
(Director)

TO WHOM IT MAY CONCERN

LETTER TO AUTHORIZED PERSON IN CHARGE

We the Undersigned authorized to **Sh. Aaditya Khatri S/o Sh. Sanjay Khatri** on behalf of Us to Sign all document agreement to sale and any other document excute all deeds etc.

1. Sh. Aaditya Khatri S/O Sh. Sanjay Kharti


Signature

2. Sh. Ajay Khatri S/o Sh. Gyanendra Kumar Khatri


Signature

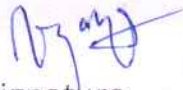
3. Sh. Sanjay Khatri S/O Sh. Gyanendra Kumar Khatri


Signature

4. Sh. Prakash Khatri S/o Sh. Mohan Lal Khatri

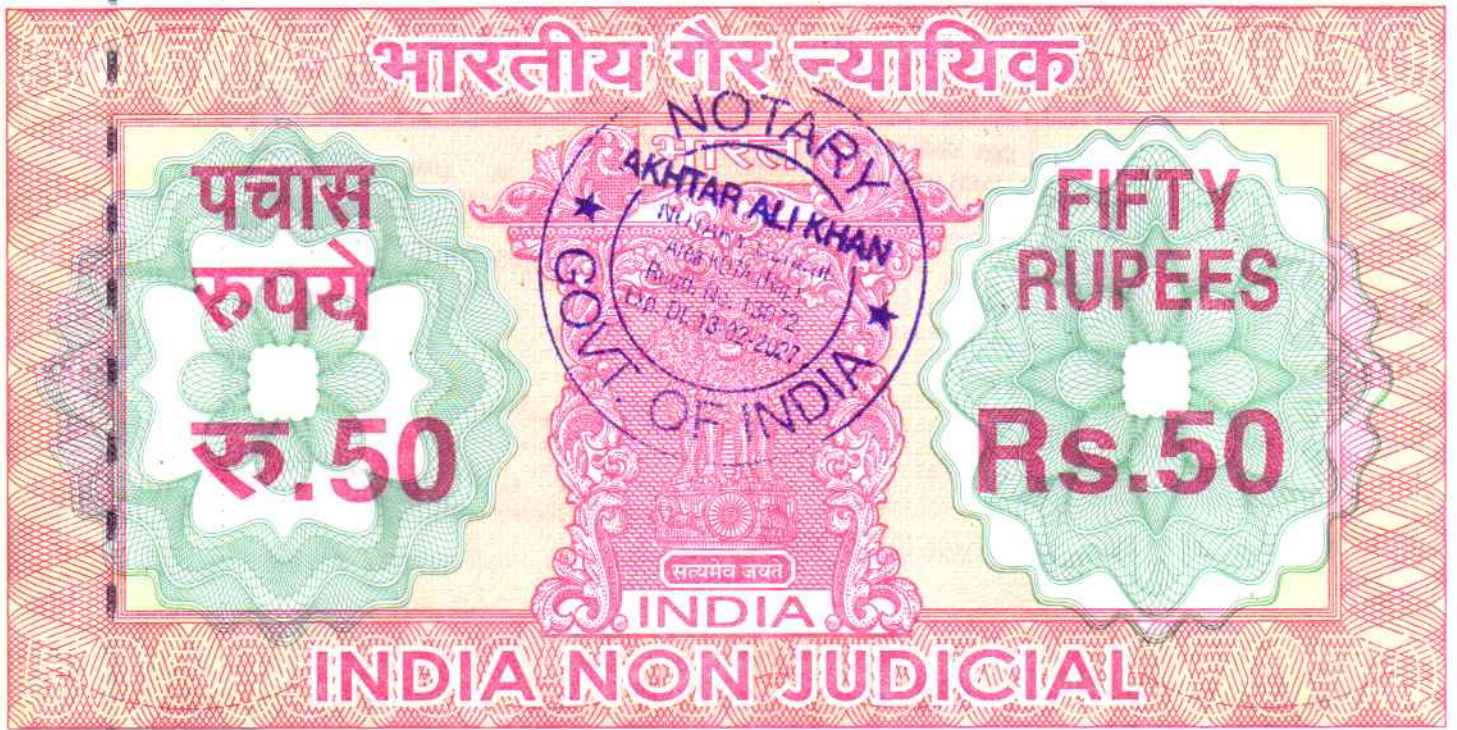

Signature

5. Smt. Vijay Khatri W/o Sh. Gyanendra Kumar Khatri


Signature

Accepted by


Sh. Aaditya Khatri S/O Sh. Sanjay
Kharti (**Promoter**)



राजस्थान RAJASTHAN

Affidavit cum Declaration of Promotor of the proposed project name
"ROYAL ELINA TOWNSHIP"

BT 448378

I Aaditya Khatri S/o Sh. Sanjay Khatri having registered address, 659 PRATAP NAGAR, DADABADI, Kota (Raj) 324009 (Promoter) of Proposed Project "ROYAL ELINA TOWNSHIP", situated at, Khasra No.- 88, 468/82, 83/1, 83/2, 83/3 & Khasra No. 83/4 Village Naya Nohra, Tehsil Ladpura, Dist. Kota, Raj. Rajasthan promoter of proposed project do hereby solemnly declare, undertake and state as under:

1. That our project name "ROYAL ELINA TOWNSHIP", situated at, Khasra No. - 88, 468/82, 83/1, 83/2, 83/3 & Khasra No. 83/4 Village Naya Nohra, Tehsil Ladpura, Dist. Kota, Raj. Rajasthan is a **new project**.
- 2) That I have not accepted any booking till date and advance Payment from the allottees towards the booking of the plot till date of signing this declaration and even I will not take till the time I get the RERA Registration Number.
- 3) That if any contradiction arises in the future the deponents will be responsible for it.

Verified by me at Kota on this 13.01.2024

Deponent



[illegible]

VERIFICATION

I **Aaditya Khatri** S/o Sh. Sanjay Khatri having registered address, 659 Pratap Nagar, Dadabadi, Kota (Raj) 324009 (Promoter) of Proposed Project "**Royal Elina Township**", situated at, Khasra No.- 88, 468/82, 83/1, 83/2, 83/3 & Khasra No. 83/4 Village Naya Nohra, Tehsil Ladpura, Dist. Kota, Raj. Rajasthan, promoter of proposed project .do hereby verify that the contents in Para no. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

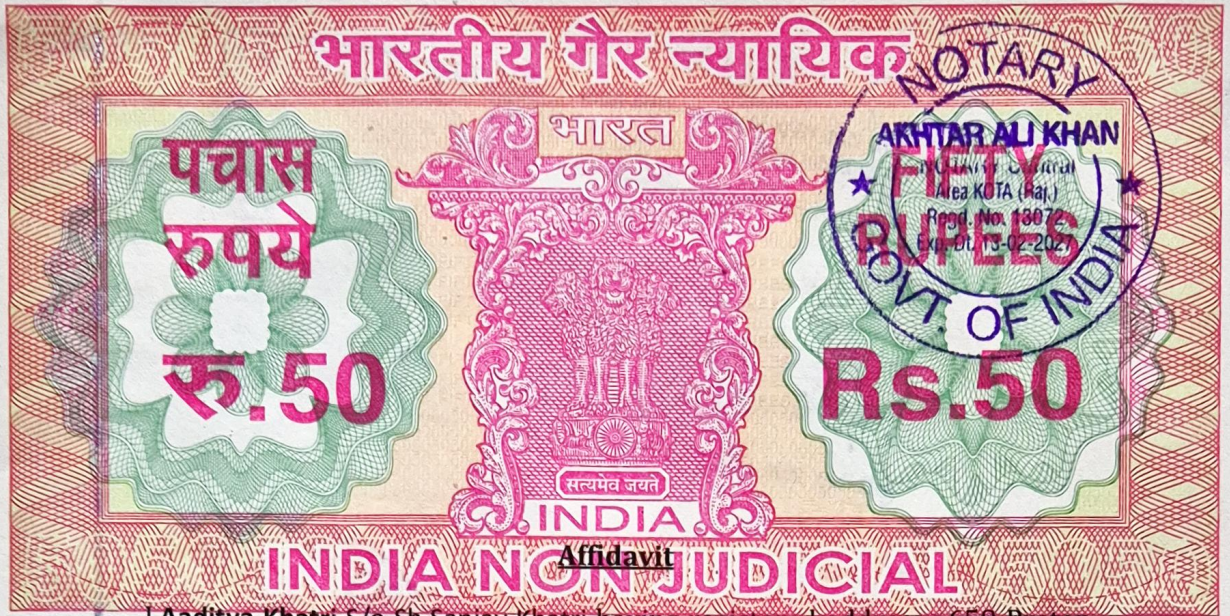
Verified by me at Kota on this 13.01.2024



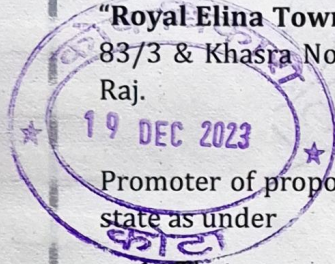
Aaditya
Deponent



Identified by



I, Aaditya Khatri S/o Sh. Sanjay Khatri having registered address, 659 Pratap
राजस्थान राजस्थान, Kota (Raj) 324009 (Promoter) of Proposed Project
"Royal Elina Township", situated at, Khasra No.- 88, 468/82, 83/1, 83/2,
83/3 & Khasra No. 83/4 Village Naya Nohra, Tehsil Ladpura, Dist. Kota,
Raj.



Promoter of proposed project do hereby solemnly declare, undertake and
state as under

1. That our project "Royal Elina Township", situated at, Khasra No.-
88, 468/82, 83/1, 83/2, 83/3 & Khasra No. 83/4 Village Naya
Nohra, Tehsil Ladpura, Dist. Kota, Raj.
2. Our RERA Designated bank account for the project "Royal Elina
Township", is: -

NAME	Aaditya Khatri, Sanjay Khatri and others
BANK	Punjab National Bank
BRANCH	Talwandi, Sheela Choudhary Road, Kota
IFS CODE	PUNB0152420
Bank A/c Number	1524209300000112

Aaditya





प्रमाणित किया जाता है कि निम्नलिखित व्यक्ति/व्यक्तियाँ 22 नवंबर 2022 को निम्नलिखित स्थान पर उपस्थित थीं/थीं।

स्थान: पंचायत समिति, बल्लभपुर, जिला बल्लभपुर, गुजरात

दिनांक: 22/11/2022

व्यक्ति/व्यक्तियों का नाम: श्री. राजेश कुमार

पता: ग्राम बल्लभपुर, तालुका बल्लभपुर, जिला बल्लभपुर, गुजरात

उपस्थिति का कारण: वैद्यकीय परामर्श

व्यक्ति/व्यक्तियों की संख्या: 01

प्रमाणित करने वाले अधिकारी का नाम: डॉ. राजेश कुमार

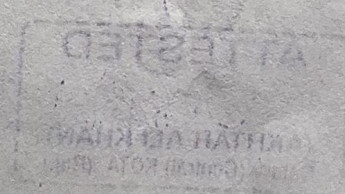
पद: मुख्य चिकित्सक

स्थान: पंचायत समिति, बल्लभपुर, जिला बल्लभपुर, गुजरात

दिनांक: 22/11/2022

हस्ताक्षर: [Signature]

मुद्रा: [Stamp]



3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "**Royal Elina Township**"
4. Further I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.



Aaditya
Deponent

Verification

1. I, **Aaditya Khatri** S/o Sh. Sanjay khatri having registered address , 659 PRATAP NAGAR, DADABADI, Kota (Raj) 324009 (Promoter) of Proposed Project "**ROYAL ELINA TOWNSHIP**", situated at , Khasra No.- 88, 468/82, 83/1, 83/2, 83/3 & Khasra No. 83/4 Village Naya Nohra, Tehsil Ladpura, Dist. Kota, Raj. Rajasthan promoter of proposed project. Do hereby that the contents in Para 1 to 4 my above affidavit are true & correct and nothing material has been concealed by me there from.

Place: Kota
Date: 13.01.2024

Aaditya
Deponent

Identified by

