

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To,
The Real Estate Regulatory Authority,
Rajasthan, Jaipur

Sir,

I hereby apply for the grant of registration of my project "**RUKMAN RESIDENCY**" to be set up at **Khasra No. 3731/3643, 3727/3641, Gram- Khairabad, Tehsil- Ramganj Mandi, Kota Rajasthan- 326519.**

1. The requisite particulars are as under:-

A. Promoter Details

(i) Status of the applicant : **INDIVIDUAL**

(a) Name : **Mr. Abhishek Jain S/o Parasmal Jain**

(b) Address : **96, Bazar no. 3, Punjabi Gali, Opp. Govt. Hospital,
Ramganj Mandi Kota (Raj.) 326519**

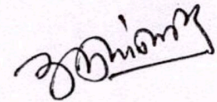
(c) Copy of registration certificate as company : **NA**

(d) Main objects: Business : **(DEVELOPMENT AND SALE OF LANDS AND PLOT)**

(e) Name, photograph and address of Chairman/partner/ director and authorized person etc
: **NA**

(ii) PAN Number of the promoter : **AGTPJ6215H**

(iii) Name and address of the bank or banker with which account in 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:



NAME	ABHISHEK JAIN RUKMAN RESIDENCY RERA RETENTION ACCOUNT
BANK	ICICI BANK
BRANCH	96 Behind Marketing Society, Ramganj Mandi, Kota
IFSC CODE	ICIC0000437
Bank A/c Number	689005603533(70%) 689005603534(100%) 689005603535(30%)

(iv) Details of project land is mentioned below:

Project Name	RUKMAN RESIDENCY
Plot / Khasra No.	3731/3643, 3727/3641
Address	Gram-Khairabad, Tehsil- Ramganj Mandi, Kota, Rajasthan- 326519
Total Project Area (Sq. Mtrs.)	17600
Saleable Area (Sq. Mtrs.)	9876.98
Open Area (Sq. Mtrs.)	7723.02

(v) Details of project land: project is situated at Khasra No. 3731/3643, 3727/3641, Gram-Khairabad, Tehsil - Ramganj Mandi, Kota, Rajasthan- 326519. It is a plotted development of approved land from Nagar Palika Ramganj Mandi, Kota vide Letter No. KTZ/1631/136/RJI Dated 22.01.2025. Land Cost Rs. 3,00,00,000/- and Development Cost Rs. 1,00,00,000/-.

(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: NA

(vii) Agency to take up external development works: SELF DEVELOPMENT

(viii) Registration fee by way of a demand draft/bankers cheque dated **18-07-2025** drawn on bearing number _____ for an amount of Rs. **1,76,000/-** 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 **Transaction No. RERA-TRANS-1502** Dated (give details of online payment such as transaction number, date etc.): **SLIP IS ALSO ATTACHED.**

30/07/2025

(ix) Any other information the applicant may like to furnish. **NONE**

2. We enclose the following documents namely:-

(a) Authenticated copy of the PAN card of the promoter: **ATTACHED**

(b) Audited balance sheet of the promoter for the preceding financial year: **ATTACHED.**

(c) 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**

(d) 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**

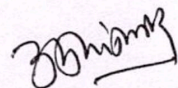
(e) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, duly executed, entered 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: **ATTACHED**

(f) 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**

(g) 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**

(h) 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: **ATTACHED**

(i) 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: **ATTACHED**

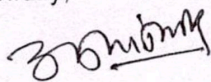


- (j) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees : **ATTACHED**
- (K) The number, type and the area of Plots for sale, and the conveyance deed proposed to be executed with the allottees : **ATTACHED**
- (l) The number, type 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 uploaded : **Not Applicable**
- (m) The number and areas of garage for sale in the project : **Not Applicable**.
- (n) The number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project uploaded & enclosed in application.: **Not Applicable**
- (O) the names and addresses of his real estate agents, if any, for the proposed project: **NA**
- (P) The names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project : **Detail filled in online application, Declaration uploaded & Enclosed with application.**
- (Q) a declaration in Form-B. : **ATTACHED**
- (note if any of the above items is not applicable write "N.A" against the appropriate items)

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:-
NOT APPLICABLE

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

Yours faithfully,



Signature and seal of the applicant(s)

Date: 29.06.2025

Place: KOTA

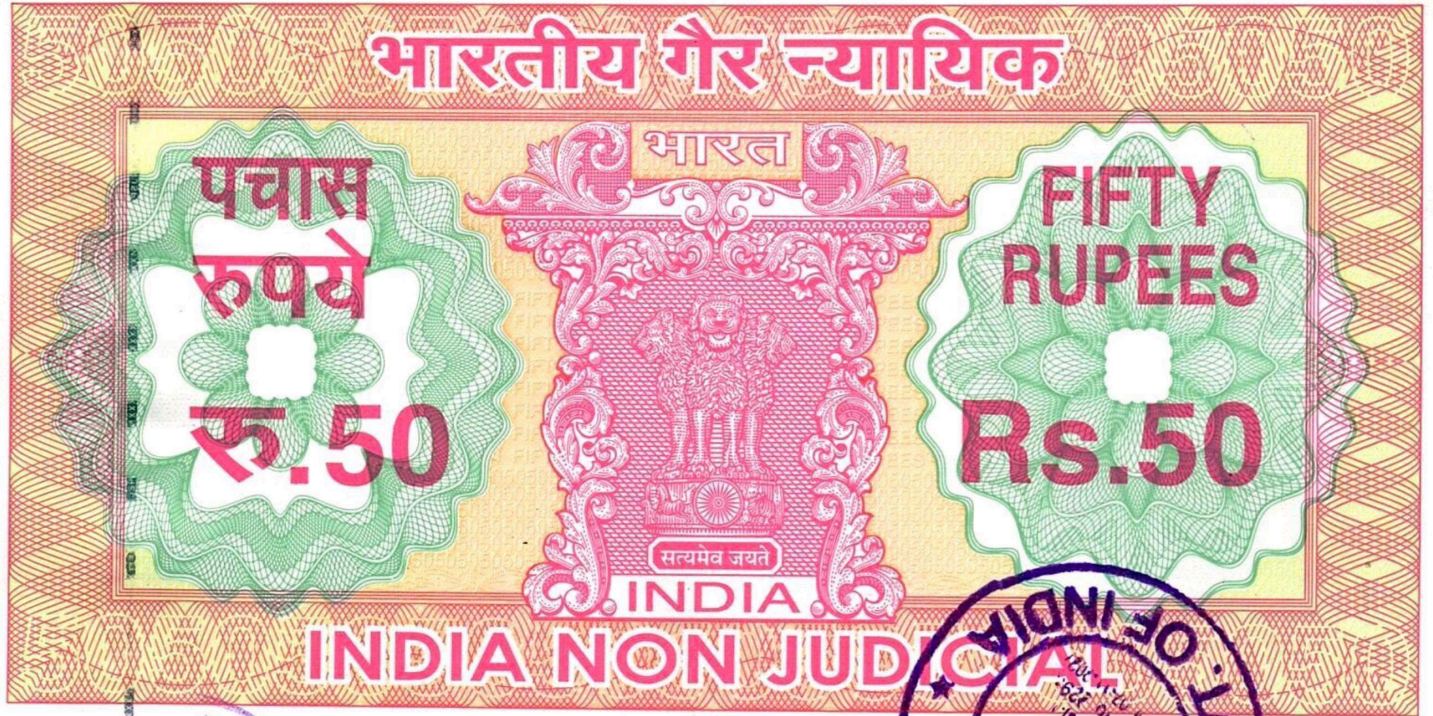
ABHISHEK JAIN

Abhishek Jain



96, Bazar no. 3, Punjabi
Gali, Opp. Govt. Hospital,
Ramganj Mandi Kota (Raj.)
326519

MANOHAR LAL मनोहर		YADAV MOHHALLA, RAMGANJ MANDI, KOTA RAJASTHAN-326519
MUNNI BAI मुनीबाई		SUKET ROAD, RAMGANJ MANDI, KOTA RAJASTHAN-326519



राजस्थान RAJASTHAN



**Affidavit cum Declaration
of**

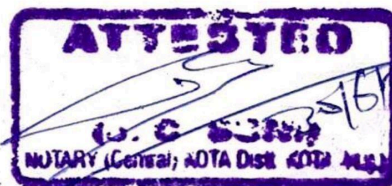
Mr. Abhishek Jain S/o Parasmal Jain aged 39 years residing at 96, Bazar no. 3, Punjabi Gali, Opp. Govt. Hospital, Ramganj Mandi Kota (Raj.) 326519, promoter for the proposed project "RUKMAN RESIDENCY" do hereby solemnly declare, undertake and state as under:

1. That our project "RUKMAN RESIDENCY" is situated at Khasra No. 3731/3643, 3727/3641, Gram-Khairabad, Tehsil- Ramganj Mandi, Kota, Rajasthan- 326519 is a new project.
2. That we have not accepted any advance payment from allottees towards the booking of Plot till date of signing this declaration and even will not take till the time we get our RERA Registration Number. No Booking will be taken till RERA Registration Number. There has been no marketing in the project till date we get RERA Registration Number.
3. That if any contradiction arises in future the deponent will be responsible for it.

Signed Before Me
Hence Identified By Me

[Signature]

[Signature]
Deponent



नाम मुद्रांक विक्रेता संदीप सोनी अनुज्ञा पत्र संख्या 15/05

रजिस्टर कम संख्या 10611 दिनांक 28-06-2025

मुद्रांक वेल्यु 50 ID No:

अभिषेक जैन पुत्र श्री पारसमल जैन
निवासी रामगंजमण्डी जिला कोटा

प्रयोजन : शपथपत्र

हस्ते केता की दशा में हस्ते का नाम : अशोक गुप्ता पुत्र श्री महेन्द्र गुप्ता
मो.: 8504001127

क्रेता के हस्ताक्षर

मुद्रांक विक्रेता के हस्ताक्षर

राजस्थान स्टाम्प अधिनियम, 1998 के अंतर्गत स्टाम्प राशि
पर प्रभारित अधिभार

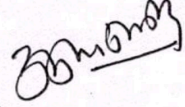
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)-10%	रुपये	05
		<u>10</u>
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु। (धारा 3-ख)-20%	रुपये	15
		<u>15</u>



Verification

I, Abhishek Jain S/o Parasmal Jain aged 39 years residing at 96, Bazar no. 3, Punjabi Gali, Opp. Govt. Hospital, Ramganj Mandi Kota (Raj.) 326519, promoter for the proposed project "RUKMAN RESIDENCY", do hereby verify that the content in Para No.1 to 3 of above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Deponent



DATE: 29/06/2025

PLACE: Ramganj Mandi, Kota



RUKMAN RESIDENCY

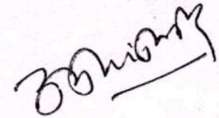
KHASRA NO. 3731/3643, 3727/3641 GRAM KHAIRABAD, RAMAGANJ MANDI RAJASTHAN-326519

DECLARATION FOR NO ENCUMBRANCE

In reference to our new project, "RUKMAN RESIDENCY" situated at Khasra No. 3731/3643, 3727/3641, Gram- Khairabad, Tehsil- Ramganj Mandi kota Rajasthan-326519.

I, Abhishek Jain s/o Parasmal Jain aged 39 residing at Bazar no.3 Ramganj Mandi Kota (Raj.) 326519, Promoter for the proposed project "RUKMAN RESIDENCY" do hereby solemnly declare that there is no encumbrance & dispute on said project and the project is free from all encumbrances & charges.

Abhishek jain



Signature of Promoter

Date: 29/06/2025

RUKMAN RESIDENCY

Address- Khasra No. 3731/3643, 3727/3641 GRAM KHAIRABAD, RAMAGANJ MANDI
Rajasthan- 326519

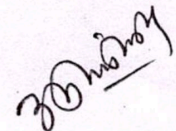
TO WHOM SO EVER IT MAY CONCERN

Rukman Residency, Address- Khasra No. 3731/3643, 3727/3641, Gram- Khairabad, Tehsil-Ramganj Mandi, Kota Rajasthan- 326519 through its Promoter cum Power of Attorney Holder Mr. Abhishek Jain s/o Parasmal Jain aged 39 years residing at Bazar No.3 Ramganj Mandi, Kota, (Raj) 326519 (PAN AGTPJ6215H), is Promoter of the new Project "**Rukman Residency**" do hereby declare:

1. That the UIT, Kota, has sanctioned & approved the Project "**Rukman Residency**" situated at Khasra No. 3731/3643, 3727/3641, Gram- Khairabad, Tehsil- Ramganj Mandi Kota Rajasthan – 326519 vide its approval number KTZ/ 1631/136/RJI/ Dated 22/01/2025.
2. That NOC from Environment Department is not required as per local laws.
3. That NOC from Airport Authority is not required as per local laws.
4. That the Provision forgetting Fire NOC of the project is not required.
5. That the Water Supply Permission is not required as there is provision of supply from tubewell.
6. That the promoter undertakes to submit any other NOC if required later on by the RERA Authority/ Govt Dept.

(Abhishek Jain)

Date: 29/06/2025



PROMOTER

RUKMAN RESIDENCY

Khasra No. 3731/3643, 3727/3641, Gram-KHAIRABAD, Tehsil-RAMAGANJ
MANDI, Kota Raj - 326519

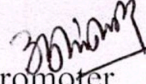
DECLARATION

In reference to our project “**RUKMAN RESIDENCY**” situated at Khasra No. 3731/3643, 3727/3641, Gram- Khairabad, Tehsil- Ramganj Mandi, Kota, Rajasthan- 326519.

That it is hereby declared that we have not appointed any Consultant (Real Estate Agent, Contractor , HVAC Consultants, Plumbing Consultants, Other) except CA Nitu Khandelwal, Architect Ms. Prachi khandelwal and Engineer Mr. Gaurav Khandelwal for the said project till now and in future if we appoint any consultant we will update the same to RERA.

Date: 29/06/2025

Mr. Abhishek Jain


Promoter

Place: Ramganj Mandi, Kota

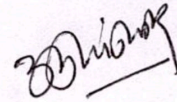
RUKMAN RESIDENCY

Khasra No. 3731/3643, 3727/3641, Gram-KHAIRABAD, Tehsil- RAMGANJ MANDI,
Rajasthan- 326519

TO WHOM SO EVER IT MAY CONCERN

I, **Mr. Abhishek Jain S/o Parasmal Jain** aged 39 years residing at 96, Bazar No. 3, Punjabi Gali, Opp. Govt. Hospital, Ramganj Mandi, Kota (Raj.) 326519, Promoter cum Power of Attorney Holder for the new Project "**RUKMAN RESIDENCY**" situated at Khasra No. 3731/3643, 3727/3641, Gram-Khairabad, Tehsil-Ramganj Mandi, Kota Rajasthan- 326519 do hereby declare that the Promoter of the said project do not have any Criminal Record in the past & there is no litigation filed against them in any court of law.

Mr. Abhishek Jain



Promoter

Date: 29/06/2025

कार्यालय नगरपालिका रामगंजमण्डी जिला-कोटा (राज.)

क्रमांक: न.पा.रा./भूमि/2025/

दिनांक 6/8/25

रुकमण रेजीडेन्सी
जरिये अधिकृत साझेदार श्री अभिषेक जैन पुत्र श्री पारस जैन
जाति महाजन निवासी रामगंजमण्डी जिला कोटा

विषय : खातेदार श्री मनोहर लाल पुत्र श्री हुकमचंद जाटव श्रीमती मुन्नी बाई पत्नी श्री देवकरण जाटव जाति जाटव निवासीगण के स्वामित्व की भूमि राजस्व ग्राम खैराबाद तहसील रामगंजमण्डी जिला कोटा स्थित खसरा नम्बर 3731/3643 के रकबा 1.18 है० व खसरा नम्बर 3727/3641 के रकबा 0.58 है० कुल कित्ता 2 कुल रकबा 1.76 हैक्टियर भूमि की रुकमण रेजीडेन्सी आवासीय योजना में आन्तरिक विकास पेटे रहन 12.5 प्रतिशत रहन रखे गये भूखण्ड के संबंध में।

उपरोक्त विषयान्तर्गत पत्र से आप द्वारा 12.5 प्रतिशत पालिका में रहन रखे गये उक्त भूखण्डों के संबंध में पत्र जारी करने का निवेदन किया है। आप द्वारा आवासीय योजना रुकमण रेजीडेन्सी राजस्व ग्राम खैराबाद तहसील रामगंजमण्डी जिला कोटा स्थित खसरा नम्बर 3731/3643 के रकबा 1.18 है० व खसरा नम्बर 3727/3641 के रकबा 0.58 है० कुल कित्ता 2 कुल रकबा 1.76 हैक्टियर भूमि की अनुमोदित आवासीय योजना में आन्तरिक विकास पेटे 12.5 प्रतिशत भूखण्ड संख्या 60, 61, 62, 66, 67, 68, 69, 70, 73, 74, 75, 76, 77, कुल 13 भूखण्डों को पालिका में रहन रखे गये है।

पत्र सूचनार्थ प्रेषित है।

अधिसाक्षी अधिकारी
नगरपालिका, रामगंजमण्डी
जिला-कोटा