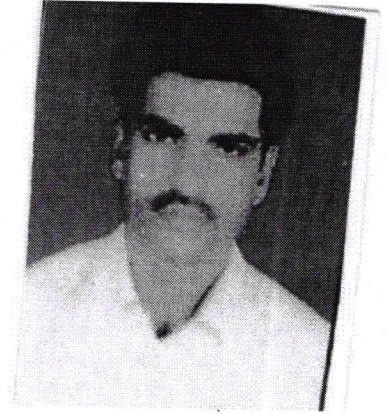


FORM 'A'

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT



To,

The Real Estate Regulatory Authority Rajasthan

Sir,

I Chena Ram, Proprietor of Shree Salasar Residency, Promoter of the Project hereby apply for the grant of registration of our project to be set up at Khasra No. 57,58 Sumer Nagar Vistar-Q Block, Jaipur, Rajasthan - 302020

1. The requisite particulars are as under:-

(i) Status of the applicant- Competent Authority:

(ii) In case of individual –

(a) Name- Chena Ram

(b) Father's Name- Lala Ram

(c) Occupation- Proprietor of Shree Salasar developers

(d) Permanent address- Jhunka ka bass, khoor, Sikar - 332023

(e) Photograph

(iii) PAN No. : AWYPR1296D

(iv) Name and address of the bank or banker with which account in terms of section 4 (2)(I)(D) of the Act will be maintained :

Name of the Bank : Bank of India

Account No : 745320110000126

IFSC Code : BKID0007453

(v) Details of project land held by the applicant : Khasra No. 57,58 Sumer Nagar Vistar-Q Block, Jaipur, Rajasthan - 302020
and Area is 504.30 Sqm.

For Shree Salasar Developers

Proprietor

(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, details of type of land and payments pending etc. : NA

(vii) Agency to take up external development works : **Group Housing Project**

(viii) Registration fee by way of a Online transfer dated 16/9/2022 bearing transaction No. RERA-TRANS-451 for an Amount of Rs.17,660/- calculated as per sun-rule(3) of rule 3 of Rajasthan Real Estate (Regulation and Development) Rules, 2017

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

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

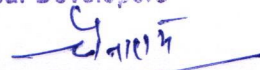
- (i) authenticated copy of the PAN card: **In Promoter Profile**
- (ii) audited balance sheet of the promoter for the preceding financial year: **NA, as the turnover of the auditee is below the threshold limit for tax audit.**
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title: uploaded on RERA website

(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: NA

(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: NA

(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

For Shree Salasar Developers


Proprietor

approvals and commencement certificate (wherever required under local law) from the competent authority for each of such phases: Uploaded on RERA website

(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, emergency evacuation services, use of renewable energy: **Attached Declaration**

(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 : **Attached**

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed 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 apartment with the apartment, if any , Details already mentioned on RERA website, copy of summary enclosed.

(xii) the number and areas of garage for sale in the project , Details already mentioned on RERA website, copy of summary enclosed.

(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 : , Details already mentioned on RERA website, copy of summary enclosed.

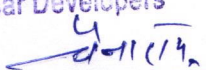
(xiv) the names and addresses of his real estate agents, if any, for the proposed project : **NA**

(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**

(xvi) a declaration in FORM 'B' : **Attached**

(Note: if any of the above items is not applicable write "NA" against the appropriate items)

For Shree Salasar Developers


Proprietor

3. I enclose the following additional documents and information regarding ongoing projects, as required under Rule 4 of Rajasthan Real Estate (Regulation and Development) Rules, and other provisions of the Act, Rules and regulation made thereunder, namely:- None, however we are ready to submit any relevant information required by RERA at any point of time of registration of Project.

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

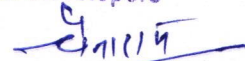
Yours Faithfully,

Signature and seal of the applicant(s)

Dated: 15.09.2022

Place: Jaipur

For Shree Salasar Developers


Proprietor

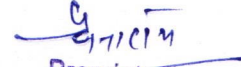
SHREE SALASAR DEVELOPERS

Plot No. 36, Deep Vihar, Gokulpura, Kalwar Road, Rajasthan - 302012

TO WHOMSEVER IT MAY CONCERN

Shree Salasar Developers through its authorised signatory Mr. Chena Ram son of Lala Ram aged 38 years R/o Jhunka Ka Bass, Khooor, Sikar - 332023 is hereby declare regarding Project "Salasar Residency" situated at Khasra no. 57,58 Sumer Nagar, Vistar Q-Block, Jaipur, Rajasthan - 302020 declares that Water Supply Permission, NOC for Environment, NOC for Fire and NOC from Airport Authority of India is not applicable

For Shree Salasar Developers


Proprietor

Chena Ram

Proprietor

Shree Salasar Developers

Date: 15th Sep 2022

Place: Jaipur

SHREE SALASAR DEVELOPERS

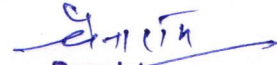
Plot No. 36, Deep Vihar, Gokulpura, Kalwar Road, Rajasthan - 302012

DECLARATION CUM UNDERTAKING

In reference to Our Project "**Salasar Residency**" situated at Khasra no. 57,58 Sumer Nagar Vistar Q- Block, Jaipur, Rajasthan - 302020

I, Chena Ram S/o Lala Ram aged 38 years R/o Jhunka Ka Bass, Khood, Sikar - 332023 working as Proprietor do hereby solemnly declare, undertake on behalf of Shree Salasar that there is no litigation and encumbrances against the land of the project in any court for the aforesaid project i.e. "**Salasar Residency**"

For Shree Salasar Developers


Proprietor

Chena Ram

Proprietor

Shree Salasar Developers

Date: 15th Sep 2022

Place: Jaipur

SHREE SALASAR DEVELOPERS

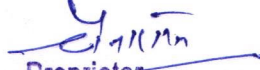
Plot No. 36, Deep Vihar, Gokulpura, Kalwar Road, Rajasthan - 302012

NON-ENCUMBRANCE CERTIFICATE

Shree Salasar Developers became the absolute Khatedar of Khasra No. 57,58 Sumer Nagar Vistar Q-Block, Jaipur, Rajasthan - 302020

On the basis of document & inspection, Chena Ram, Proprietor, Shree Salasar Developers Ltd. reached the conclusion that Shree Salasar Developers has clear and marketable title over the said land. In my Opinion the above said mentioned land is marketable, clear, mortgage able and free from all encumbrance

For Shree Salasar Developers


Proprietor

Chena Ram

Proprietor

Shree Salasar Developers

Date: 15th Sep 2022

Place: Jaipur

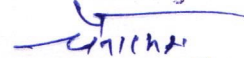
SHREE SALASAR DEVELOPERS

Plot No. 36, Deep Vihar, Gokulpura, Kalwar Road, Rajasthan - 302012

TO WHOMSEVER IT MAY CONCERN

I, Chena Ram S/o Lala Ram aged 38 years R/o Jhunka Ka Bass, Khoor, Sikar - 332023 of Shree Salasar Developers and promoter of the Project-"Salasar Residency" situated at Khasra No. 57,58 Sumer Nagar, Vistar Q-Block, Jaipur, Rajasthan - 302020 solemnly declare that no criminal case is pending against me. nor I have been convicted in any criminal case in past.

For Shree Salasar Developers


Proprietor

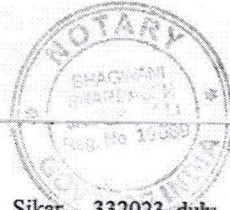
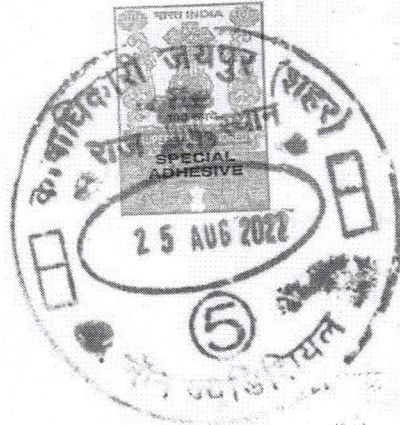
Chena Ram

Proprietor

Shree Salasar Developers

Date: 15th Sep 2022

Place: Jaipur



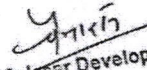
AFFIDAVIT

I, Chena Ram, S/o Lala Ram aged 38 years R/o Jhunka Ka Bass, Khood, Sikar - 332023 duly authorized by Shree Salasar Developers, for the proposed project do hereby solemnly declare, undertake the state as under:-

1. That our project "Salasar Residency" situated at Plot No. 57,58 Sumer Nagar Vistar Q- Block, Jaipur, Rajasthan - 302020
2. Our RERA Designated Bank Account for the project "Salasar Residency" is :-

Name	Shree Salasar Developers
Bank	Bank of India
Branch	Shop No 17 Gokul Tower Kardhani Govindpura Scheme, Jhotwara, Jaipur - 302012
IFSC Code	BKID0007453
Bank A/c No.	745320110000126

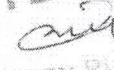
3. Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "Salasar Residency".
4. Further, I declare that bank account shall not be shared for any other real estate project or any other purpose whatsoever.

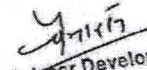

For Shree Salasar Developers
Proprietor

Deponent

I, Chena Ram, S/o Lala Ram aged 38 years R/o Jhunka Ka Bass, Khood, Sikar - 332023 duly authorized by the promoter of the proposed project do hereby declare on oath that facts mentioned above are true and correct.

Verified by me at Jaipur on this 15th day of September, 2022

ATTESTED

NOTARY PUBLIC
GOVT OF INDIA


For Shree Salasar Developers
Proprietor

Deponent

NOTARY PUBLIC
GOVT OF INDIA

17 OCT 2022

For Shree Salasar Developers


Proprietor

राजि. नं. 374 दिनांक 15/09/2022

मुद्रांक मूल्य 1000

नाम

पिता/पति का नाम

पता

वास्ते

शेष इन प्लॉट नं.-191 महात्मा गांधी नगर
डी. सी. एच. अजमेर रोड, जयपुर
ता. नं. 28/2022

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अभिभार	
1. आधारभूत अवसरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये	10
2. याव और उन्नत गस्स के प्रवेश और जल संचयन हेतु 10% रुपये	10
3. प्रादेशिक आपदाओं एवं भूगर्भ निर्मित आपदाओं के निवारण हेतु - 10% रुपये	10
हस्ताक्षर <i>Chavan</i> कुल योग	30

SHREE SALASAR DEVELOPERS

Plot No. 36, Deep Vihar, Gokulpura, Kalwar Road, Rajasthan - 302012

Declaration Cum Undertaking

I/ We hereby declare that the Maps for our project "Salasar Residency" which are as follows:

It is also declared that the details of Real estate agent, contractor, CA, structure engineer, HVAC consultant, Plumbing consultant and other consultant shall be updated as and when they are appointed or by way of Quarterly Update whichever is earlier.

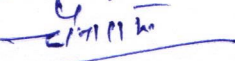
Place: Jaipur

Date: 15.09.2022

For Shree Salasar Residency

Authorized Signatory

For Shree Salasar Developers


Proprietor

DATE:29, December, 2022

Project Name: Shri Salasar Residency

Address: plot no. 57 & 58, Sumer Nagar Ext. Q- Block, Khejadon ka Bas, Sanganer, Jaipur.

We may certify that:

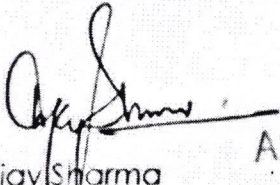
1. There is no visitor parking in the project Shri Salasar Residency
2. Calculation of open area in the project is as under:

10-foot set back in front
Balcony slightly in setback area, around 2 feet.

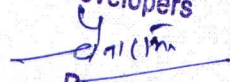
Open area - 8.11 foot

Front is 95
 $95 \times 8.11 = 770 / 10.764 = 72 \text{ sq mtr.}$

10-foot set back in front
Balcony slightly in setback area
Around 2 feet not exact. Front is 95
 $95 \times 8 = 760 / 10.764 = 71$


Ar. Vijay Sharma
Vistaar Architects & Planners
Ar. VIJAY SHARMA
CA/11/52069

REG.NO- CA/11/52069
CTP RAJ./ Architects / 2021/ 37

For Shree Salasar Developers

Proprietor

THE RAJASTHAN REAL ESTATE REGULATORY AUTHORITY,
JAIPUR

File No. F.15(219)RJ/RERA/C/2021

Suo Moto

Versus

Shree Salasar Developers

...Respondent

Present

Shri Nihal Chand Goel, Hon'ble Chairman

CA Varun Bansal, on behalf of the respondent

Date of Order: 19.09.2022

ORDER

In the present matter, a show cause notice was issued to the respondent on 29.09.2021, under section 59 read with section 3 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter called 'the Act') for non-registration of its project "Salasar Residency".

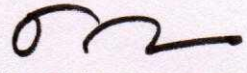
The respondent, in its reply, pleaded exemption from registration. But, after site inspection got conducted by the Authority, the respondent was advised to get the project registered as the combined area of the two plots, on which apartments have been constructed in a manner that it appears to be and serves as a single project, exceeds 500 sq. mtrs. and the total number of apartments exceeds 8.





The respondent has since applied for registration of the impugned project on 16.09.2022, vide application No. RAJ-RERA-APP-P-2022-5780, while depositing a penalty of Rs. 10,086/- under section 59(1) for the violation of section 3 of the Act, which penalty amount is considered as adequate under the facts and circumstances of the case.

In view of the above, the aforesaid notice is discharged and the present proceedings are dropped.


(NIHAL CHAND GOEL)
CHAIRMAN