

FORM-A

[see rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Rajasthan, Jaipur

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer, District- Jaipur, Rajasthan.

1. The requisite particulars are as under :-

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

INDIVIDUAL

- (ii) (a) Name: Hajari Lal Sharma

(b) Fathers Name- Gajanand Sharma

(c) Address: C-27, Shiv Vihar, Chatarpura, Dantli,
Jaipur, Rajasthan-303012

(d) Occupation: Farmer

(e) Name, photograph and address of Promoter and Other Promoters.:

ATTACHED

- (iii) PAN Number of the promoter: **AEFPH5375A**

- (iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of subsection (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

NAME	HAZARI LAL SHARMA SON OF GAJANAND SHARMA
BANK	BANK OF INDIA
BRANCH	DANTLI
BRANCH ADDRESS	NEAR, BAINADA SERVICE CENTER, GONER ROAD, RAJASTHAN, JAIPUR-303012
IFSC CODE	BKID0006672
BANK A/C NUMBER	667210110000458

- (v) Detail of Project land: **Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer, District- Jaipur, Rajasthan admeasuring 14,200.00 Square Meters.**

- (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

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completion, details of cases pending related to project land, details of type of land and payments pending etc. **Not Applicable**

- (vii) Agency to take up external development works - Local Authority / Self Development: **Self Development**
- (viii) Registration fee by way of a demand draft/bankers cheque dated _____ drawn on _____ bearing number _____ for an amount of Rs. 1,42,000/- 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 _____ (given details of online payment such as transaction number, date etc.): Payment ID is _____, Transaction No. **RERA-TRANS-2220**, Payment Date and Time is **09-10-2023 09:02:01**.
- (ix) Any other information the applicant may like to furnish. **(N.A)**

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

- (i) Authenticated copy of the PAN card of the promoter: **YES**
- (ii) Audited balance sheet of the promoter for the preceding financial year: **NOT AVAILABLE, DECLARATION 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: **YES**
- (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: **N/A**
- (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: **Yes Attached**

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- (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: **DECLARATION ATTACHED**
- (ix) The location details of the project along with its boundaries including the latitude and longitude of the end points of the project: **Attached**
- (x) Performa of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Yes Attached.**
- (xi) The number, type and the carpet area of apartments for sale in project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any: **PLOT DETAILS ATTACHED**
- (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: **NOT APPLICABLE AS IT IS PLOTTED DEVELOPMENT PROJECT.**
- (xiv) The names and address of his real estate agents if any, for the proposed project: **N/A**
- (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**
(Note: If any of the above items is not application write "N.A." against the appropriate items)

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 there under, namely:-

- (i)
- (ii)
- (iii)

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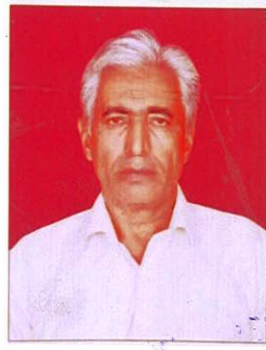
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my / our knowledge and belief.

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Date: 07.10.2023

Place: Jaipur

Yours faithfully
Signature and Seal of the
Applicant(s)

Serial No.	Name and Details of Promoter and Other Promoters	Photograph
1.	Hajari Lal Sharma Son of Gajanand Sharma Address - C-27, Shiv Vihar, Chatarpura, Dantli, Jaipur, Rajasthan-303012 PAN - AEFPH5375A	
2.	Kalu Ram Sharma Son of Raghunath Sharma Address - Jan Colony, Kanota, Jaipur, Rajasthan -303012 PAN CARD NOT AVAILABLE	 B 12329
3.	Gopal Lal Sharma Son of Laxmi Narayan Sharma Address - 6-M, A-89, Water tanki of Sector-6, Indra Gandhi Nagar, Jagatpura, Dantli, Jaipur, Rajasthan -303012 PAN - BCWPS0199H	
4.	Chiranji Lal Sharma Son of Chaju Lal Sharma Address - 27, Geetabadi, Near Ganesh Mandir, Jamdoli, Looniyawas, Jaipur, Rajasthan - 302031 PAN - CBAPS0309B	
5.	Chouth Mal Sharma Son of Raghunath Address - 36, Geetabadi, Jamdoli, Agra Road, Looniyawas, Jaipur, Rajasthan -302031 PAN - IVLPS2760B	

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6.	<p>Kailash Chand Sharma Son of Chajuram Sharma Address- 18, Raj Vihar Colony, Agra Road, Luniyawas, Jaipur-30203 PAN -BEFPS4662J</p>	
7.	<p>Trilok Chandra Sharma Son of Choju Ram Sharma Address- 42, Nandan Vihar, Jamdoli, Looniyawas, Jaipur, Rajasthan -302031 PAN - GIWPS9041F</p>	
8.	<p>Phool Chand Son of Laxmi Narayan Address - 6-M, A-86, Gator Road, Water Tanki, Indra Gandhi Nagar, Jagatpura, Dantli, Jaipur, Rajasthan -303012 PAN - AOIPC4717J</p>	
9.	<p>Raju Lal Sharma Son of Gajanand Sharma Address- 36, Soda walon ka Mohalla, Chattarpura, Dantli, Jaipur, Rajasthan -303012 PAN - CQQPS6856J</p>	
10.	<p>Ram Nath Sharma Son of Raghu Nath Prasad Sharma Address- 23, Agra Road, Geetabadi, Jamdoli, Jaipur, Rajasthan-302031 PAN - ENZPS5050L</p>	

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11.	<p>Hanuman Sahay Sharma Son of Laxmi Narayan Sharma Address - 6/MA/88 Indira Gandhi Nagar, Opp Khatipura Railway Station, Jagatpura, Dantli, Jaipur, Rajasthan-303012 PAN - BDPPS5914J</p>	
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GANPATI NAGAR

Project Address- Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer,
District- Jaipur, Rajasthan

Date – 06.10.2023

AUTHORIZATION LETTER

We, have applied for the Project registration of “**GANPATI NAGAR**” situated at Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer, District- Jaipur, Rajasthan with RERA Rajasthan through Hajari Lal Sharma Son of Gajanand Sharma aged 54 years R/o C-27, Shiv Vihar, Chatarpura, Dantli, Jaipur, Rajasthan-303012 (Promoter) and have authorized **Shri Hajari Lal Sharma Son of Gajanand Sharma** to represent, sign, submit and file all the documents including declarations and affidavits related to our project with RERA and any other authority relating to it.

We, Shri Hajari Lal Sharma Son of Gajanand Sharma (**Promoter**), Shri Kalu Ram Sharma Son of Raghunath Sharma and Shri Gopal Lal Sharma Son of Laxmi Narayan Sharma, Shri Chiranji Lal Sharma Son of Chaju Lal Sharma, Shri Chouth Mal Sharma Son of Raghunath, Shri Kailash Chand Son of Chajuram Sharma, Shri Trilok Chandra Sharma Son of Choju Ram Sharma, Shri Phool Chand Son of Laxmi Narayan, Shri Raju Lal Sharma Son of Gajanand Sharma, Shri Ram Nath Sharma Son of Raghu Nath Prasad Sharma and Shri Hanuman Sahay Sharma Son of Laxmi Narayan Sharma (**Other Promoters**) are the joint-owners of the said land on which proposed project is to be developed.

हजारी लाल शर्मा

(Shri Hajari Lal Sharma)

कालू राम शर्मा

(Shri Kalu Ram Sharma)

गोपाल लाल शर्मा

(Shri Gopal Lal Sharma)

चिरंजी लाल शर्मा

(Shri Chiranji Lal Sharma)

चौथ मल शर्मा

(Shri Chouth Mal Sharma)

त्रिलोक चंद्र शर्मा

(Shri Trilok Chandra Sharma)

फूल चंद शर्मा

(Shri Phool Chand)

राजू लाल शर्मा

(Shri Raju Lal Sharma)

रामनाथ शर्मा

(Shri Ramnath Sharma)

हनुमान साहय शर्मा

(Shri Hanuman Sahay Sharma)

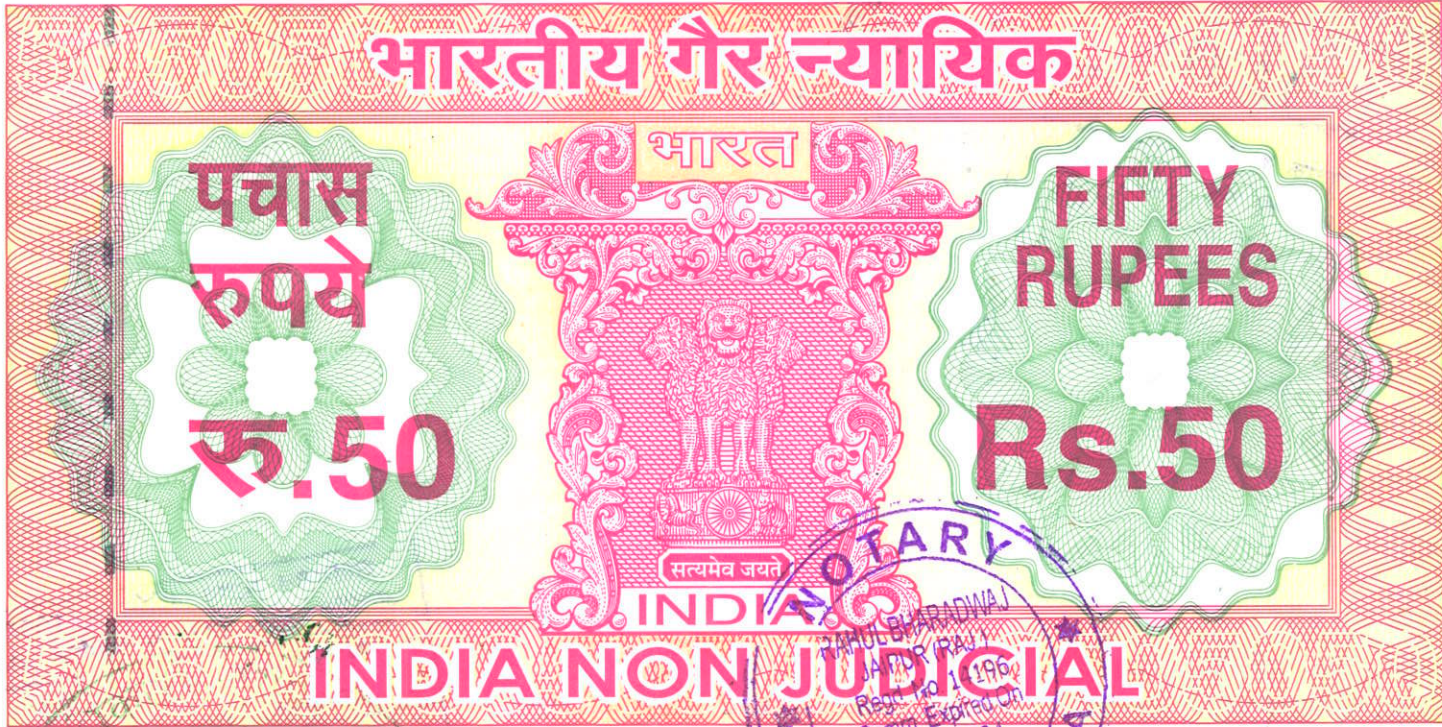
कैलाश चंद्र शर्मा

(Shri Kailash Chandra Sharma)

Accepted By –

हजारी लाल शर्मा

(Shri Hajari Lal Sharma)



राजस्थान RAJASTHAN

Affidavit

BS 585441

I, Shri Hajari Lal Sharma Son of Gajanand Sharma aged 54 years R/o C-27, Shiv Vihar, Chatarpura, Dantli, Jaipur, Rajasthan-303012 promoter of project Namely **"GANPATI NAGAR"** do hereby solemnly declare, undertake and state as under:

1. That our project **"GANPATI NAGAR"** is situated at Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer, District- Jaipur, Rajasthan.
2. The RERA designated bank account for the project **"GANPATI NAGAR"** is;

NAME	HAZARI LAL SHARMA SON OF GAJANAND SHARMA
BANK	BANK OF INDIA
BRANCH	DANTLI
BRANCH ADDRESS	NEAR, BAINADA SERVICE CENTER, GONER ROAD, RAJASTHAN, JAIPUR-303012
IFSC CODE	BKID0006672
BANK A/C NUMBER	667210110000458

3. Further, we declare that any amount withdrawn from the designated bank account shall be used only for the project **"GANPATI NAGAR"**.

Deponent

I, Shri Hajari Lal Sharma Son of Gajanand Sharma aged 54 years R/o C-27, Shiv Vihar, Chatarpura, Dantli, Jaipur, Rajasthan-303012 promoter of project Namely **"GANPATI NAGAR"** do hereby that the contents in Para 1 to 3 of my above affidavit are true & correct and nothing material has been concealed by me there from.

Deponent

Place: Jaipur

Date:

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

08 OCT 2023

12341

6/10/23

क्रमांक
मुद्रांक का मूल्य
बेता का नाम
पिता/माता का नाम
निवासी
मुद्रांक उद्देश्य का वर्णन
बकाय का भुगतान

पवन कुमार शर्मा
स्टाम्प विक्रेता
ता. नं. 38/2020
आवासीय हाउस परिसर के सामने
जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्ताम्प सशि पर प्रभारित अधिभार	
1. आधारभूत अवसर पर सुविधाओं हेतु (धारा 3-क) - 10% लेपये	
2. पाय और उसकी नुस्खा के संरक्षण और संवर्धन हेतु (धारा 3-ख) का कालिका का शरीर एवं मानव निर्मित आपदाओं के निवारण पर 20% लेपये	
कुल योग	
हस्ताक्षर स्टाम्प वेण्डर	

h

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

भारत

FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

DECLARATION

BS 585442

राजस्थान RAJASTHAN

Affidavit cum Declaration of Shri Hajari Lal Sharma Son of Gajanand Sharma aged 54 years R/o C-27, Shiv Vihar, Chatarpura, Dantli, Jaipur, Rajasthan-303012, Promoter of project Namely "GANPATI NAGAR"

I, Shri Hajari Lal Sharma Son of Gajanand Sharma aged 54 years R/o C-27, Shiv Vihar, Chatarpura, Dantli, Jaipur, Rajasthan-303012, promoter of project Namely "GANPATI NAGAR", do hereby solemnly declare, undertake and state as under:-

1. That our project named "GANPATI NAGAR" situated at Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil - Sanganer, District- Jaipur, Rajasthan admeasuring 14,200 Square Meters is a new project.
2. That we have not accepted any booking nor any advance Payment from the allottees towards the booking of the Plots/Units till date and we will not accept the same till the date of obtaining RERA registration of the project.
3. That if any contradiction arises in the future the deponent will be responsible for the same.

हजारी लाल शर्मा
Deponent

Verification

I, Shri Hajari Lal Sharma Son of Gajanand Sharma aged 54 years R/o C-27, Shiv Vihar, Chatarpura, Dantli, Jaipur, Rajasthan-303012, promoter of project Namely "GANPATI NAGAR" do hereby verify that the contents in para no. 1 to 3 of my above affidavit are true and correct and nothing material has been concealed by me there from

हजारी लाल शर्मा
Deponent

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

08 OCT 2023

क्रमांक 11111111111111111111 दिनांक 6/10/23
मुद्रांक का मूल्य 1000

मुद्रांक का मूल्य

क्रेता का नाम

पिता/पति का नाम

निवास स्थान

खरीदने का आशय तथा सम्बन्धित

मार्ग के मूल्यांकन

पवन कुमार शर्मा
स्टाम्प विक्रेता
ला. नं. 88/2020
झालाना RTO परिसर के सामने
जयपुर

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

1. आधारभूत अवस्था की सुविधाओं हेतु
(धारा 3-क) - 10% रुपये 5

2. गाय और उसकी तस्वीर के संरक्षण और संवर्धन हेतु
(धारा 3-ख) प्राकृतिक आवासीय एवं मानव निर्मित
आपदाओं के नियंत्रण हेतु 20% रुपये 10

कुल योग 15

हस्ताक्षर स्टाम्प वेल्डर

GANPATI NAGAR

Project Address- Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer, District- Jaipur, Rajasthan

DECLARATION OF NO CRIMINAL RECORD

In reference to the project “**GANPATI NAGAR**” situated at Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer, District- Jaipur, Rajasthan.

I, Shri Hajari Lal Sharma Son of Gajanand Sharma aged 54 years R/o C-27, Shiv Vihar, Chatarpura, Dantli, Jaipur, Rajasthan-303012 promoter of the Proposed Project do hereby solemnly declare that no criminal or police cases are pending against me or Kailash Chand Sharma, Kalu Ram Sharma, Gopal Lal Sharma, Chiranji Lal Sharma, Chouth Mal Sharma, Trilok Chandra Sharma, Phool Chand, Raju Lal Sharma, Ramnath Sharma and Hanuman Sahay Sharma (**Other Promoters**).

Further, There is no litigation pending against the aforesaid land and project in any court and there is no any registration in other state other than Rajasthan.

Place Jaipur
Date


Signature of the Applicant
(Hajari Lal Sharma)

GANPATI NAGAR

Project Address- Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer, District- Jaipur, Rajasthan

Declaration

In reference to the project “**GANPATI NAGAR**” situated at Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer, District- Jaipur, Rajasthan.

I, Shri Hajari Lal Sharma Son of Gajanand Sharma aged 54 years R/o C-27, Shiv Vihar, Chatarpura, Dantli, Jaipur, Rajasthan-303012 promoter of Project Namely “**GANPATI NAGAR**” situated at Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer, District- Jaipur, Rajasthan do hereby declare that NOC from the Airport Authority of India, NOC for Environment, NOC for Fire are also not applicable and further Permission for Water Supply is also not required as water supply source will be through bore well, If Permission for Water Supply is required in future we will obtain it and provide the same and we shall upload the same and Intimate the RERA at the time of Quarterly Updation.

Date -06.10.2023

Place - Jaipur


(.....)

Shri Hajari Lal Sharma

GANPATI NAGAR

Project Address- Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer,
District- Jaipur, Rajasthan

ENCUMBRANCE DETAILS

I, Shri Hajari Lal Sharma Son of Gajanand Sharma aged 54 years R/o C-27, Shiv Vihar, Chatarpura, Dantli, Jaipur, Rajasthan-303012 promoter of the Proposed project do hereby certify that there is no encumbrance for the project undertaken and named as “**GANPATI NAGAR**” situated at Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer, District- Jaipur, Rajasthan admeasuring 14,200.00 Square Meters From any Bank, Non-Banking Financial Company or any other Financial Institution.

Date -07.10.2023

Place - Jaipur


(.....)

Shri Hajari Lal Sharma

GANPATI NAGAR

Project Address- Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer, District- Jaipur, Rajasthan

DECLARATION CUM UNDERTAKING

In reference to the project “GANPATI NAGAR” situated at Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer, District- Jaipur, Rajasthan.

I, Shri Hajari Lal Sharma Son of Gajanand Sharma aged 54 years R/o C-27, Shiv Vihar, Chatarpura, Dantli, Jaipur, Rajasthan-303012 having its Project Namely “GANPATI NAGAR” situated at Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer, District- Jaipur, Rajasthan do hereby declare that we have appointed Architect, Engineer and CA only and we have not appointed any Structural Engineer, Contractor, Real Estate Agent, HVAC consultants, Plumbing Consultant, Other consultant or any other consultants as on date. If we appoint any consultant before the completion of the project, we will inform RERA authority accordingly.

We hereby declare that whatever has been stated above is true to the best of our knowledge, correct and nothing material has been concealed there from.

Architect: MANISH SHARMA,

**Address- S R Tower, 100/158, Kumba Marg, Pratap Nagar
Sanganer, Jaipur**

Phone – 9529555575 Email – srarchitect21@gmail.com

ENGINEER – MANGAL KUMAR

**Address- S R Tower, 100/158, Kumba Marg, Pratap Nagar
Sanganer, Jaipur**

Phone – 9950210888 Email – srarchitect21@gmail.com

CA- Gourav Jaiswal

Address- Sector 5, Kumbha Marg

Phone – 9887701182 Email – jaiswalgourav1989@gmail.com

Place Jaipur

Signature of the Applicant

(Hajari Lal Sharma)

GANPATI NAGAR

Project Address- Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer, District- Jaipur, Rajasthan

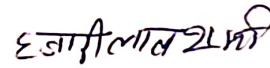
DECLARATION FOR ITR/AUDITED BALANCE SHEET

In reference to the project “GANPATI NAGAR” situated at Khasra Number 447, 455, 465 at Village Chatarpura, Tehsil – Sanganer, District- Jaipur, Rajasthan.

I, Shri Hajari Lal Sharma Son of Gajanand Sharma aged 54 years R/o C-27, Shiv Vihar, Chatarpura, Dantli, Jaipur, Rajasthan-303012 promoter of the Proposed Project do hereby solemnly declare that audited Balance Sheet is not applicable and further ITR of the Promoter is also not available as all the promoters are Farmers and have not filed ITR yet.

Therefore the Audited Balance Sheet and ITR is not Applicable.

Place Jaipur
Date 12/10/23


Signature of the Applicant
(Hajari Lal Sharma)