

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
Killa No:- 16/1, 17/1, 17/2, 18/2, 23/2, 24/1, 25/1, Square No. 35 Chak 4 M L
At Teh. & Dist. Sri Ganganagar (Raj) - 335001

The requisite particulars are as under:-

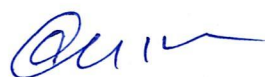
- (i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/ limited liability partnership / competent authority: **INDIVIDUAL**
- (ii) (In case of individual)
- (a) Name : Mukesh Shah
- (b) Father's Name : Shri Shiv Prasad Shah
- (c) Occupation: Business
- (d) Permanent address: RS-08, Ridhi Sidhi Enclave -1, Sri Ganganagar – 335001 (Raj.)
- (e) Photograph:
- (f) Contact details
- **Phone No. :** 90011-00000,
 - **Email Id :** mukeshshah201@gmail.com



(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:
 - (d) Main objects:
 - (e) Name, photograph and address of chairman/partner/director and authorized person etc.:
- (iii) PAN Number of the promoter AFGPS8710J
- (iv) 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 HDFC Bank Ltd Ridhi Sidhi 1, Sri Ganganagar
- (v) Details of project land Killa No:- 16/1, 17/1, 17/2, 18/2, 23/2, 24/1, 25/1. Square No. 35 Chak 4 M L At Teh. & Dist. Sri Ganganagar (Raj) – 335001.
- (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. –
- A) Ridhi Sidhi Aangan - Completed
 - B) Ridhi Sidhi Aashiana – On Going
 - C) Ridhi Sidhi Vihar – 2 – On Going
 - D) Ridhi Sidhi Factory Outlet – On Going
 - E) Ridhi Sidhi Vihar 3A – On Going
 - F) Ridhi Sidhi Enclave – 2 Platinum L Block – On Going
 - G) Ridhi Sidhi Enclave – 7, Sector – 2, Block A – On Going
 - H) Ridhi Sidhi Enclave – 9, E Block – On Going
 - I) Ridhi Sidhi Enclave – 7, Sector – 2, I Block – On Going
 - J) Ridhi Sidhi Enclave – 9, C Block – On Going
- (vii) Agency to take up external development works Local Authority /Self Development:
Self Development
- (viii) Registration fee for an amount of Rs. _____/- paid throughonline payment – PRN No. : _____, Payment Date : _____
- (ix) Any other information the applicant may like to furnish.: **NA**

2. I/we enclose the following documents in triplicate, namely:-
- (i) authenticated copy of the PAN card of the promoter: **Uploaded in Promoter Profile**
 - (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: **Uploaded in Legal Title Tab**
 - (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: **Uploaded in Other Approvals Tab**
 - (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: **NA**
 - (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: **Uploaded in Layout Approval Tab**
 - (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: **Affidavit Uploaded in DEVELOPMENT WORK FOR WHOLE PROJECT**
 - (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: **Uploaded in Location with Demarcation Tab**
 - (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: **Uploaded in Form G Tab**
 - (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: **Mentioned in Plots Tab**
 - (xii) the number and areas of garage for sale in the project: **NA**



- (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: **NA**
- (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: **Mentioned in Consultants Tab**
- (xvi) a declaration in Form-B: **Uploaded in Form B Tab**

(Note: If any of the above items is not applicable 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:- **NA**
- 4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Date :- 20th March 2025



Mukesh Shah
Promoter