

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 Jaipur Tehsil Jaipur District Jaipur State Rajasthan.

1. The requisite particulars are as under:-

(i) Status of the applicant : **PARTNERSHIP FIRM**

(ii) **Partnership Firm Details :**

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

- (a) Name:- M/S SHIVA BUILD HOME
- (b) Address:- PLOT NO. 03, CAHNDRA NAGAR VISTAR, BADARAMA, KALWAR ROAD, JOTHWARA, JAIPUR 302012
- (c) Copy of registration certificate as firm / society / trust / company / limited liability partnership / competent authority etc: GST Certificate Attached
- (d) Main objects: CONSTRUCTION SERVICES
- (e) Name, photograph and address of chairman/partner/director and authorised person etc.:

S.NO.	NAME OF PARTNER	DESINATION
1.	RUGNATH PRASAD JAT	PARTNER and Authorised Signatory
2.	RAJ KUMAR	PARTNER



For Shiva Build Home

2192

Partner

3.	SOHAN LAL JAT	PARTNER
4.	RAJU RAM	PARTNER and Authorised Signatory



Partner and Authorises Signatory Details I Raju Ram son Bhagu Ram
aged 26 years R/o Village Lalas, Tha. Nawa, Dist.- Nagaur, Rajasthan
+91-9784248531 / hello@consolventures.com

(iii) PAN Number of the promoter :- AENFS0990J

(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:

Bank Name: - Au Small Finance Bank,

Branch Name:- Kalwar Road, Jaipur

IFSC Code:- AUBL000444

Bank Address:- Plot No-02, Kalyan Kunj, Scheme No 12, Kanta Choraha, Kalwar Road, Jhotwara, Jaipur-302012

(v) Details of project land: Plot No. 01 and 02, in Scheme No 14, Krishi Vihar Ext., Village- Badarwas, Jaipur-Rajasthan Total Area=1147.92 Sq. Mtrs

(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.
NOT APPLICABLE:

(vii) Agency to take up external development work Self Development

(viii) Registration fee calculated as per sub-rule (3) of rule 3 of the rajasthan real estate (Regulation and development) Rules, 2017 through online payment as having details: AS PER SUMMARY OF APPLICATION

(ix) Any other information the applicant may like to furnish : As Provided

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

(i) Authenticated copy of the PAN card of the promoter: Enclosed in Promoter Profile.

(ii) Audited balance sheet of the promoter for the preceding financial year: Audited Balance sheet is not applicable as it is newly registered partnership firm

For Shiva Build Home



Partner

incorporated in FY 2021-22 as evident from pan of the entity thus there is no previous audits being conducted as it is the first year itself.

- (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: enclosed in project details
- (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: no encumbrance. Declaration is enclosed in project details.
- (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 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: enclosed in project details
- (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 enclosed in project details.
- (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: enclosed in project details
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees: enclosed in project details
- (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: 54 Apartments, comprising of 54 residential apartments of 3BHK as Mentioned in Building Tab of Application.
- (xii) the number and areas of garage for sale in the project: Mentioned in Application.
NIL
- (xiii) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. **Enclosed**

Real Estate Build Home

Partner

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: not appointed any real estate agent. Declaration uploaded in other-documents tab for any future appointment if any.

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

(xvi) a declaration in Form-B.

(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 thereunder, namely:-

(i) CERTIFICATION OF REGISTRATION (Partnership Firm)

(ii)

(iii)

.....

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

Yours faithfully,

2192

Signature and seal of the applicant(s)

Date: 22/07/2022

Place: JAIPUR



**Government of Rajasthan
In the Office of the Registrar of Firms
District Industries Centre-JAIPUR URBAN**

CERTIFICATE OF REGISTRATION

Reg.No.- RF/JPU/2022/2850

Date 08-08-2022

In the matter of M/s. SHIVA BUILD HOME ,PLOT NO. 03, CHANDRA NAGAR VISTAR, KALWAR ROAD, JAIPUR,
302012

I hereby certify that the under mentioned document has been filed and registered pursuant to the provisions of the
Indian Partnership Act, 1932:-

FORM 'A' UNDER SECTION 58 OF THE INDIAN PARTNERSHIP ACT, 1932

Received fees 300/- INR only



Signature valid

Digitally Signed by SHILPA
.R.PUROHIT
Designation : DEPUTY DIRECTOR
Date: 2022.08.08 17:09:25 IST
Reason: Approved
Location: Rajasthan, IN

For Shiva Build Home

Partner

**Registrar of Firms
District Industries Centre-JAIPUR URBAN**

Note:-

- For future correspondence the above registration number should be mentioned invariably otherwise no action will be possible.
- This is registration of only partnership not of the business/ activity.
- Registrar of Firms will not be liable for any damages, losses or disputes arising between/ among the partners.
- Registrar of Firms will not be liable for any damages, losses or disputes arising between/ among the partners.
- This is a digitally signed certificate and does not require any physical signature. This certificate can be validated using QR Code or online at <https://swcs.rajasthan.gov.in/partnership/verifycertificate.aspx>



राजस्थान RAJASTHAN

BF 884884

Affidavit

1, **RAJU RAM** Son of Mr. **BHAGU RAM** aged 26 years Rio, VPO LALAS, THA. NAWA, DIS. NAGAU
Partner of M/s **SHIVA BUILD HOME** duly authorized by the promoter of the proposed Project do hereby
solemnly declare, undertake and state as under, That our project "THE SUNLIGHT" situated at Plot No.
Plot No 01 & 02 in Scheme no. 14, Krishi Vihar Ext., Village-Badarwas, Jaipur, Rajasthan.

2 Our RERA Designated bank account for the project "THE SUNLIGHT" is

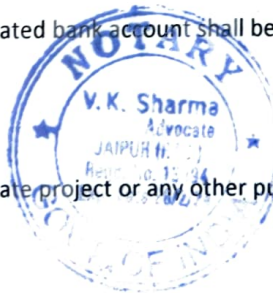
NAME	M/S SHIVA BUILD HOME THE SUNLIGHT RERA COLLECTION A/C
ACCOUNT NUMBER	2221244442542506
BANK	AU SMALL FINANCE BANK
IFSC CODE	AUBL0002444
BRANCH	KALWAR ROAD, JAIPUR

3. Further, I declare that any amount withdrawn from the designated bank account shall be used only
for our project "THE SUNLIGHT".

4. Further I declare that bank account shall not be shared for a state project or any other purpose
whatsoever.

For Shiva Build Home


Partner


ATTESTED
NOTARY PUBLIC
GOVT OF INDIA, JAIPUR
12.6 JUL 2022

क्र. नं. 7329 दिनांक 12.5 JUL 2022

मुदाका का मूल्यांकन

क्रेता का नाम

पेता का नाम

निवास स्थान

मुद्रांक खरीदने सम्बन्धित कार्य का मूल्यांकन

नूतन किरायेर मुद्रा

2022

नौन ज्युडिशियल स्टाम्प विभेता

र. नं. 14/04 पूजा टाईपिंग, जयन्ती बाजार

राजस्थान राज्य अधिसूचना 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिकार	
1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-क)-10% रुपये.....	S
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु-20% रुपये.....	18
कुल योग	15
हस्ताक्षर स्टाम्प वेण्डर	



राजस्थान राज्य अधिसूचना 1998 के अन्तर्गत

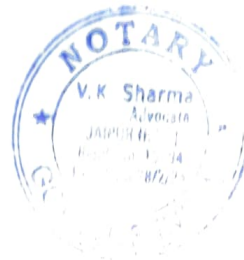
For Shiva Build Home


Partner
Deponent

Verification

1. RAJU RAM Son of Mr. RAJU RAM aged 26 years R/o, VPO. LALAS, THA. NAWA, DIS. NAGAU,
RAJASTHAN do hereby that the t contents in Para 1 to 4 of my above affidavit are true & correct and
nothing material has been. concealed by me there from.

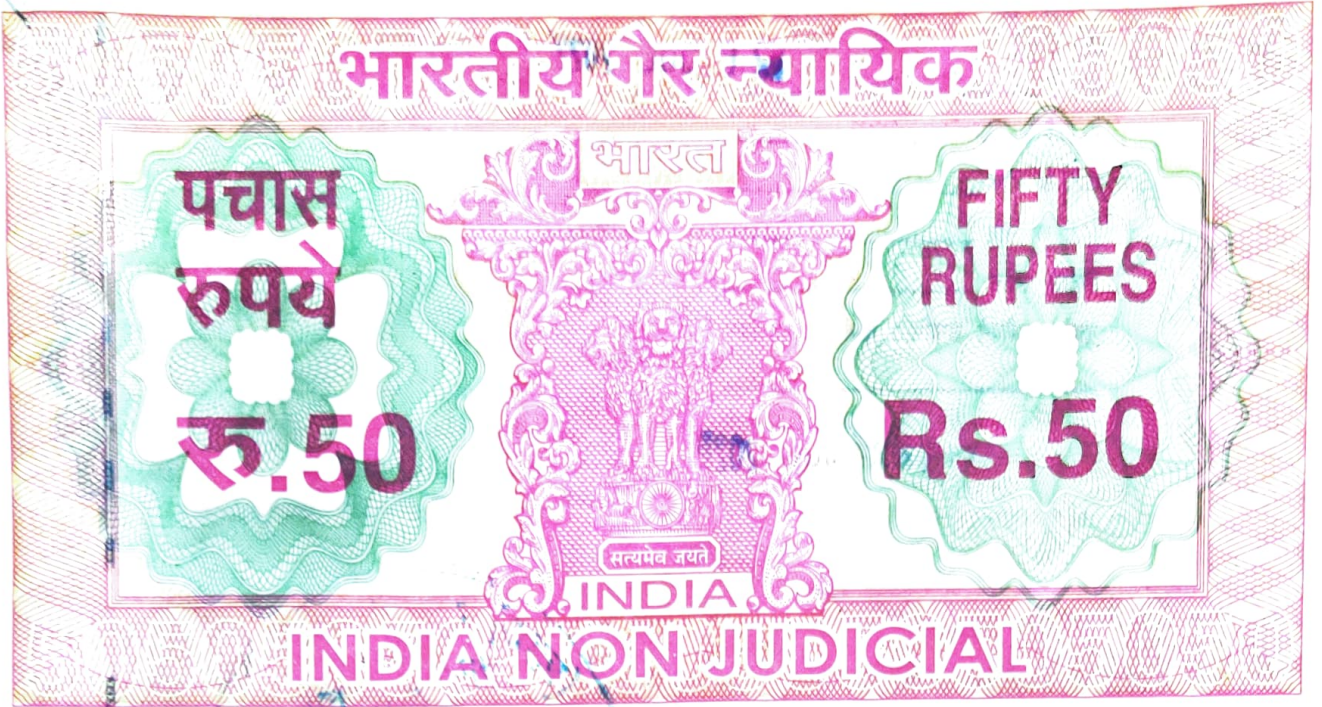
Deponent



ATTESTED

NOTARY PUBLIC
GOVT OF INDIA, JAIPUR

12.6. JUL 2022



राजस्थान RAJASTHAN

BF 884886

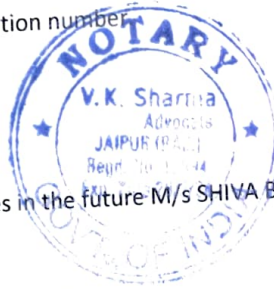
DECLARATION

Affidavit cum Declaration of MR. RAJU RAM duly authorized by the promoter of the proposed project vides its/his/their authorization dated 29/12/2021

1 RAJU RAM Son of Mr. BHAGU RAM aged 37 years R/o, VPO LALAS, THA. NAWA, DIS. NAGAU, RAJASTHAN, 341509, Partner of M/s SHIVA BUILD HOME duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. That our project "THE SUNLIGHT" situated at PLOT NO. Plot No 01 & 02 in Scheme no. 14, Krishi Vihar Ext., Village-Badarwas, Jaipur, Rajasthan is a new project.
2. That we have not accepted any advance payment and booking from the allottees towards the booking of the Flat/Apartment till date of signing this declaration and even will not take till the time we get our RERA Registration number.

3. That if any contradiction arises in the future M/s SHIVA BUILD HOME will be responsible for it.



ATTESTED
NOTARY PUBLIC
GOVT OF INDIA, JAIPUR
12.6 JUL 2022

For Shiva Build Home

Partner

क्र.सं. 8329 दिनांक 26 JUL 2022

मुदाजों का मूल्यांकन

क्रेता का नाम

पिता का नाम

निवास स्थान

मुदांक खरीदने सम्बन्धित कार्य का मूल्यांकन

नूतन किताब 26 JUL 2022

नौन ज्युडिशियल स्टाम्प विभेता

स. सं. 94/04 पूजा टाईमिंग, जमानती बाजार

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रचारित अधिभार	
प्रदायक सार्वजनिक अधिकार	
1. आधारभूत आयकर	5
1. आधारभूत आयकर	5
(धारा 3-क) 10% रुपये	
2. माय और उसकी	
2. माय और उसकी	
(धारा 3-ख) प्राकृतिक आपदाओं एवं मानव	10
(धारा 3-ख) प्राकृतिक आपदाओं एवं मानव	10
आपदाओं के निवारण हेतु 20% रुपये	
कुल योग	15
हस्ताक्षर स्टाम्प केन्द्र	



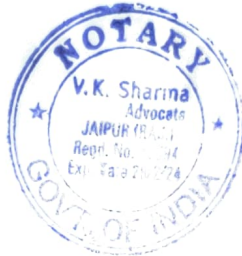
26 JUL 2022

(Deponent)

VERIFICATION

I, RAJU RAM Son of Mr. BHAGU RAM aged 26 years R/o, VPO LALAS, THA. NAWA, DIS. NAGAU, RAJASTHAN, 341509 do hereby verify the contents in part No. 1 to 3 of my above Affidavit cum Declaration are true verified by me there from.

(Deponent)



ATTESTED
NOTARY PUBLIC
GOVT OF INDIA, JAIPUR

12.6 JUL 2022

SHIVA BUILD HOME

OFFICE: PLOT NO. 03, CHANDRA NAGAR VISTAR, BADARAMA, KALWAR ROAD, JAIPUR, 302012

**Certified True Copy Of RESOLUTION PASSED BY PARTNERS OF M/S SHIVA BUILD HOME
HELD AT THE REGISTERED OFFICE OF The FIRM ON 22 th DAY OF July, 2022.**

RESOLVED THAT Mr. RAJU RAM is hereby authorized to "Sign all the Documents Regarding RERA" by the consent of the Partners of the M/s SHIVA BUILD HOME He will be authorized to sign and do all such acts, deeds and thing as may be necessary for the accomplishment of the same.

And generally to do and execute all such acts, deeds or things as may think fit or necessary and/or incidental to the above purpose including any legal proceedings.

"RESOLVED FURTHER THAT the aforesaid powers granted to **Mr. RAJU RAM** shall be valid and effective unless revoked earlier by the partners and shall be exercised by them only so long as they are in employment of/associated with the FIRM".

RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as aforesated shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant this case and that the board shall not be responsible for any illegal and valid acts and any acts beyond the scope of the aforesated power done by the said officials and such invalid, illegal acts, and acts done beyond the scope of power granted in this resolution shall not bind the FIRM against any third parties on before any authorities in any manner and that the board shall not be answerable in that behalf".

"RESOLVED FURTHER THAT a copy of the resolution duly certified by the Partners of the FIRM be furnished to anyone concerned or interested in the matter."

For M/s SHIVA BUILD HOME

For Shiva Build Home

RAJU RAM
(PARTNER)

राज राम
Partner

For Shiva Build Home

राज राम
Partner

RAJKUMAR
(PARTNER)

राज कुमार
Partner

RUGANUTH PRASAD JAT
(PARTNER)

रुगानुथ प्रसाद जाट
Partner

SOHAN LAL JAT
(PARTNER)

Place: Jaipur Date: 22/07/2022



7300000177, 9784447449

SITE ADDRESS: PLOT NO. R-5, SHIV ENCLAVE, GANPATPURA, JAIPUR, 302020

GST NO. 08AENFS0990J1ZF

PAN NO. AENFS0990J

SHIVA BUILD HOME

OFFICE: PLOT NO. 03, CHANDRA NAGAR VISTAR, BADARAMA, KALWAR ROAD, JAIPUR, 302012

DECLARATION CUM UNDERTAKING

I/We hereby declare that there is no statutory liability on us to obtain Fire NOC, Airport NOC and Environment NOC for our project "**THE SUNLIGHT**" as of now; hence we have not applied for any. If any obligation arises in the future, we shall submit it with the RERA.

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

For M/s SHIVA BUILD HOME

For Shiva Build Home



Partner

RAJU RAM (Authorized Signatory)



7300000177, 9784447449

SITE ADDRESS: PLOT NO. R-5, SHIV ENCLAVE, GANPATPURA, JAIPUR, 302020

GST NO. 08AENFS0990J1ZF

PAN NO. AENFS0990J

SHIVA BUILD HOME

OFFICE: PLOT NO. 03, CHANDRA NAGAR VISTAR, BADARAMA, KALWAR ROAD, JAIPUR, 302012

LATTER HEAD

DECLARATION CUM UNDERTAKING

I/We hereby declare that the Water Permission for our project "**THE SUNLIGHT**" is not obtained yet, we shall intimate the RERA as and when the desired permission/connection is obtained from the appropriate authority.

For M/s SHIVA BUILD HOME

For Shiva Build Home



Partner

RAJU RAM (Authorized Signatory)



7300000177, 9784447449

SITE ADDRESS: PLOT NO. R-5, SHIV ENCLAVE, GANPATPURA, JAIPUR, 302020

GST NO. 08AENFS0990J1ZF

PAN NO. AENFS0990J

SHIVA BUILD HOME

OFFICE: PLOT NO. 03, CHANDRA NAGAR VISTAR, BADARAMA, KALWAR ROAD, JAIPUR, 302012

DECLARATION FOR NO ENCUMBRANCE

In reference to our project "THE SUNLIGHT" situated at Plot No 01 & 02 in Scheme no. 14, Krishi Vihar Ext., Village-Badarwas, Jaipur, Rajasthan

I RAJU RAM Son of Mr. BHAGU RAM aged 26 years R/o, VPO LALAS, THA. NAWA, DIS. NAGAU, RAJASTHAN, 341509 Partner of M/s SHIVA BUILD HOME do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "SHIVA HIGHTS". the project is free from all encumbrances and charge.

For M/s SHIVA BUILD HOME

For Shiva Build Home



Partner

RAJU RAM (Authorized Signatory)



7300000177, 9784447449

SITE ADDRESS: PLOT NO. R-5, SHIV ENCLAVE, GANPATPURA, JAIPUR, 302020

SHIVA BUILD HOME

OFFICE: PLOT NO. 03, CHANDRA NAGAR VISTAR, BADARAMA, KALWAR ROAD, JAIPUR, 302012

DECLARATION OF NO CRIMINAL RECORD

In reference to our project "**THE SUNLIGHT**" situated at **Plot No 01 & 02 in Scheme no. 14, Krishi Vihar Ext., Village-Badarwas, Jaipur, Rajasthan**

I RAJU RAM Son of Mr. BHAGU RAM aged 26 years R/o, VPO LALAS, THA. NAWA, DIS. NAGPUR, RAJ. 341509 Partner of M/s SHIVA BUILD HOME do hereby solemnly declare that no criminal case is pending against me or any other Partners we been convicted in any criminal case in the past. , neither have

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

For M/s SHIVA BUILD HOME

For Shive Build Home

Partner

RAJU RAM (Authorized Signatory)



7300000177, 9784447449

SITE ADDRESS: PLOT NO. R-5, SHIV ENCLAVE, GANPATPURA, JAIPUR, 302020