

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 our project “ **Krishna Vihar Phase-4**” to be set up at **Khasra No 2544/717, 2547/717 and 2550/720, Near Balaji Temple, Radhakishanpur Tehsil Sikar, District Sikar, Rajasthan-332001**

I. The requisite particulars are as under:-

(i) Status of the applicant:

Individual

(ii) (In case of individual)

(a) Name:

Rajendra Kumar Saini

(b) Father's Name:

Uda Ram Saini

(c) Occupation:

Agriculturist

(d) Permanent address:

Ward No 36. Uda Das Ki Dhani,
Radhakishanpura, Sikar. Rajasthan-

(e) Photograph:



(f) Contact details

(Phone No., e-mail, Fax No.):

9314912105

(g) Name of Other Promoters

Hari Ram Saini S/o Uda Ram Saini. . Ward No 36, Uda Das Ki Dhani, Radhakishanpura, Sikar. Rajasthan-332001

Rampyari W/o Uda ram Saini. Ward No 37, Uday Das ji Ki Dhani, Radhakishanpura, Sikar. Rajasthan-332001

Prabhu Dayal S/o Chhagan Lal Saini Ward No 37, Uday Das ji Ki Dhani, Radhakishanpura, Sikar. Rajasthan-332001

(iii) PAN Number of the promoter:

CPLPS1265R

(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:

(1) Bank Name:

HDFC Bank

(2) Branch Name:

Shivsinghpura, Sikar

(3) Bank Address:

Shivsinghpura, Piprali Road, Near Allen Coaching , Sikar

राजेन्द्र

(4) IFSC Code: HDFC0009092
(5) Name of Account Holder: Rajendra Kumar Saini, Hariram Ram Saini and Rampyari (Joint Account)
(6) Bank A/c Number: 50100627218273

(v) Details of project land:

(1) Address	Khasra No 2544/717, 2547/717 and 2550/720, Near Balaji Temple, Radhakishanpura, Tehsil Sikar, Distt., Sikar, Rajasthan-332001
(2) Total Area of project: (In Sq. Meters)	7654
(3) Saleable Area(In Sq. Meters):	5088.59
(4) Open Area (In Sq. Meters)	2565.41
(5) Area not In Possession	N.A.
(6) Fees to be Paid to Raj RERA: (In INR)	76540.00
(7) No. of Plots	35
(8) Sanctioned No. of Plots	31
(9) Proposed But Not Sanctioned	4 Plots (Plot No 24,25,26 and 29)

(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: **Attached**

(vii) Agency to take up external development works Local Authority / Self Development: **SELF**

(viii) Registration fee for an amount of Rs. 76540.00/- paid through online payment.(give details of online payment such as transaction number, date etc.):

PRN No.---29481320230526135743

Date:-----26.05.2023

(ix) Any other information the applicant may like to furnish.

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

(i) Authenticated copy of the PAN card of the promoter: **Attached**

(ii) Income Tax Return of the promoter for the preceding financial year: **Non Filer Affidavit 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: **Attached**

(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: **Attached**

राजेंद्र

(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: **Not Applicable**

(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: **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 (wherever applicable) emergency evacuation services, use of renewable energy:

(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: **Declaration Attached**

(x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed 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 with the apartment, if any: **Attached**

(xii) the number and areas of garage for sale in the project: **Not Applicable**

(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**

(xiv) the names and addresses of his real estate agents, if any, for the proposed project: **Not Applicable**

(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 Attached**

(xvi) a declaration in Form-B. **Attached**

3. I 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) Copy of PAN Card: **Attached**

(ii) Copy of Adhar Card: **Attached**

(iii) Other Documents: **As per Check List**

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

Yours faithfully,

Date: 12.05.2023

Place: Sikar

For Project: **Krishna Vihar Phase-4**



Rajendra Kumar Saini S/o Uda Ram Saini
(Promoter)



13 APR 2023
राजस्थान RAJASTHAN

BK 686063

नवलगढ़ (शुभानु) (राजस्थान)

Declaration Regarding Agreement for sale

I, **RAJENDRA KUMAR SAINI** S/O **UDA RAM SAINI**. Aged 44 year. Ward No 36, Uda Das Ki Dhani, Radhakishanpura, Sikar, Rajasthan-332001 the promoter of the purposed project do hereby solemnly declare, undertake and state as under.

1. That the agreement for sale/ builder buyer agreement of our project "KRISHNA VIHAR PHASE-4" is in accordance to the FROM-G of Rajasthan REAL ESTATE (Regulation & Development) Rules, 2017.
2. That none of the terms and conditions of the agreement to sale presented by us violate the laws and rule of THE REAL ESTATE (Regulation & Development) act, 2016 & Rajasthan REAL ESTATE (Regulation & Development) Rule, 2017.
3. That is case if any condition in agreement to sell in convention with Real Estate (Regulation & Development) act, 2016 and Rajasthan REAL ESTATE (Regulation & Development) Rule, 2017 in that case provision of Act & Rules Shall prevail.
4. That if any contradiction arises in the future Deponent will be responsible for it.

(Signature)

Rajendra Kumar Saini S/o Uda Ram Saini

Deponent

Identified By Me

(Signature)
ATTESTED
12-5-2023
NOTARY PUBLIC
Sikar (Raj.)



राजस्थान RAJASTHAN

BK 686062

AFFIDAVIT

I, RAJENDRA KUMAR SAINI S/O UDA RAM SAINI. Aged 44 year. Ward No 36, Uda Das Ki Dhani, Radhakishanpura, Sikar, Rajasthan-332001, the promoter of the purposed project do hereby solemnly declare, undertake and state as under.

- 1). That our project "KRISHNA VIHAR PHASE-4" situated at Khasra No 2544/717, 2547/717 and 2550/720, Near Balaji temple, Radhakishanpura, Revenue Village Radhakishanpura, Tehsil Sikar, District Sikar, State- Rajasthan-332001.
- 2). Our RERA Designated bank account for the project "KRISHNA VIHAR PHASE-4" is:-

NAME	Rajendra Kumar Saini, Hariram Ram Saini and Rampyari (Joint Account)
BANK	HDFC BANK
BRANCH	Shivsinghpura, Sikar
IFSE CODE	HDFC0009092
BANK A/C NUMBER	50100627218273

3). Further, I declare that any amount withdrawn from the designated bank account shall be used only for our project "KRISHNA VIHAR PHASE-4".

4). Further, I declare that bank account shall not be shared for any other Real Estate project or any other purpose whatsoever.

राजेंद्र

Rajendra Kumar Saini S/o Uda Ram Saini

Deponent

Verification

I, RAJENDRA KUMAR SAINI S/O UDA RAM SAINI. Aged 44 year. Ward No 36, Uda Das Ki Dhani, Radhakishanpura, Sikar, Rajasthan-332001 do hereby that the contents in para 1 to 4 my above affidavit are true & correct and nothing me renal has been concealed by me there from.

Place : Sikar

Date : 12.05.2023

राजेंद्र

Rajendra Kumar Saini S/o Uda Ram Saini

Deponent

certified By Me

ATTESTED
12-5-2023
NOTARY PUBLIC
Sikar (Raj.)



13 APR 2023
राजस्थान RAJASTHAN S/O UDA RAM SAINI. Aged 44 year. Ward No 36, Uda BK 686061
Radhakishanpura, Sikar, Rajasthan-332001, the promoter of the purposed project do hereby solemnly declare
undertake and state as under.

That our project "KRISHNA VIHAR PHASE-4" situated at Khasra No 2544/717, 2547/717 and
2550/720, Near Balaji temple, Radhakishanpura, Revenue Village Radhakishanpura, Tehsil
Sikar, District Sikar, State- Rajasthan-332001 is a New Project.

That we have not accepted any advance/booking payment from allottees towards the booking of
plot/apartment till the date of signing this declaration and even will not take till the time we get our RERA
Registration Number.

That if any contradiction arises in future the Deponent will be responsible for it.

राजेंद्र
Rajendra Kumar Saini S/o Uda Ram Saini

Deponent

I, RAJENDRA KUMAR SAINI S/O UDA RAM SAINI. Aged 44 year. Ward No 36, Uda Das Ki Dhani,
Radhakishanpura, Sikar, Rajasthan-332001, do hereby verify that the content in para No. 1 to 3 of my above affidavit
cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Sikar on this 12.05.2023

Place :- Sikar

Date :- 12.05.2023

राजेंद्र
Rajendra Kumar Saini S/o Uda Ram Saini

Deponent

Identified by Me
ATTESTED
12-5-2023
NOTARY PUBLIC
Sikar (Raj.)



13 APR 2023
राजस्थान RAJASTHAN

AFFIDAVIT

BK 686060

I, Prabhu Dayal S/o Chhagan Lal. Aged 61 year. Ward No 37, Uday Das ji Ki Dhani, Radhakishanpura, Sikar, Rajasthan-332001, the other promoter of the purposed project do hereby solemnly declare, undertake and state as under.

- 1). That I am joint owner/joint promoter of Khasra No. 2544/717, 2547/717 and 2550/720, Near Balaji Temple, Radhakishanpura, Revenue Village Radhakishanpura, Tehsil Sikar, District Sikar, State- Rajasthan-332001 .
- 2) That Bank account declared in RERA Application is only in the name of joint owners Rajendra Kumar Saini, Hariram Ram Saini and Rampyari
- 3) That I do not have any objection if my name is not in the Bank account declared in RERA Application

प्रभु

Deponent
(Prabhu Dayal)

Verification

I, Prabhu Dayal S/O Chhagan Lal. Aged 61 year. Ward No 37, Uday Das ji Ki Dhani, Radhakishanpura, Sikar, Rajasthan-332001 do hereby that the contents in para 1 to 3 my above affidavit are true & correct and nothing material has been concealed by me there from.

Place : Sikar
Date :- 02.06.2023

प्रभु

Deponent
(Prabhu Dayal)



Identified By Me

Declaration

This is to certify that I have not taken any project loan or mortgage loan from any bank or financial institution till date on my project “ **KRISHNA VIHAR PHASE-4**” situated at **Khasra No 2544/717, 2547/717 and 2550/720, Near Balaji Temple, Radhakishanpura, Revenue Village Radhakishanpura, Tehsil Sikar, District Sikar, State-Rajasthan-332001**

Place: Sikar
Date: 12-05-2023

For Project- Krishna Vihar Phase-4



Rajendra Kumar Saini S/o Uda Ram Saini
(Promoter)

DECLARATION OF NO CRIMINAL RECORD

In reference to our Project "KRISHNA VIHAR PHASE-4" situated at Khasra No 2544/717, 2547/717 and 2550/720, Near Balaji temple, Radhakishanpura, Revenue Village Radhakishanpura, Tehsil Sikar, District Sikar, State- Rajasthan-332001.

I, **RAJENDRA KUMAR SAINI S/O UDA RAM SAINI**. Aged 44 year. Ward No 36, Uda Das Ki Dhani, Radhakishanpura, Sikar, Rajasthan-332001, do hereby solemnly declare that there is No. Criminal case is pending against me or any other land owners, neither have we been convicted in any criminal case in past There is no litigation pending against the land and the project any court.

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

Place: Sikar

Date: 12-05-2023

For Project- Krishna Vihar Phase-4



Rajendra Kumar Saini S/o Uda Ram Saini
(Promoter)

DECLARATION FOR NO ENCUMBRANCE

In reference to our Project "MAHATMA JYOTIBA PHULE SECTOR-4" situated at Khasra No 2544/717, 2547/717 and 2550/720, Near Balaji temple, Radhakishanpura, Revenue Village Radhakishanpura, Tehsil Sikar, District Sikar, State- Rajasthan-332001 .

I, **RAJENDRA KUMAR SAINI S/O UDA RAM SAINI**. Aged 44 year. Ward No 36, Uda Das Ki Dhani, Radhakishanpura, Sikar, Rajasthan-332001, do hereby solemnly declare that there is no Encumbrance and Dispute on said Project "KRISHNA VIHAR PHASE-4" the project is free from all encumbrance and charge.

Place: Sikar

Date: 12-05-2023

For Project- Krishna Vihar Phase-4



Rajendra Kumar Saini S/o Uda Ram Saini
(Promoter)

DECLARATION CUM UNDERTAKING

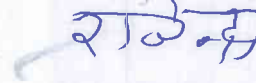
We hereby declare that there is no statutory liability on us to obtain Airport NOC, Fire NOC and Environment NOC for our Project **"KRISHNA VIHAR PHASE-4"**.

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

Place: Sikar

Date: 12-05-2023

For Project- Krishna Vihar Phase-4



Rajendra Kumar Saini S/o Uda Ram Saini

(Promoter)

DECLARATION CUM UNDRTAKING

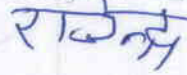
I/We hereby declare that we will be providing water from the existing tube well/boring plant plant for our project "**KRISHNA VIHAR PHASE-4**". Meanwhile we are in process of applying the application to PHED office for the water supply arrangement/ pipelines for our said project.

I/We further declare that as soon as the said permission has been obtained from PHED. We will file/submit it with concerned RERA Authorities.

Place: Sikar

Date: 12-05-2023

For Project- Krishna Vihar Phase-4



Rajendra Kumar Saini S/o Uda Ram Saini
(Promoter)

DECLARATION CUM UNDERTAKING

In reference to our Project “KRISHNA VIHAR PHASE-4” situated at Khasra No 2544/717, 2547/717 and 2550/720, Near Balaji temple, Radhakishanpura, Revenue Village Radhakishanpura, Tehsil Sikar, District Sikar, State- Rajasthan-332001.

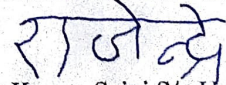
I hereby declare that there we have appointed Architect , Engineer etc as on date but HVAC Consultant or any other Consultant, Contractor and Structural Engineer are not applicable because project applied for is “Plotted” and Details of Architect, Engineer etc. appointment has been written in application filed to inform RERA authority accordingly.

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

Place: Sikar

Date: 12-05-2023

For Project- Krishna Vihar Phase-4



Rajendra Kumar Saini S/o Uda Ram Saini

(Promoter)



राजस्थान RAJASTHAN

AFFIDAVIT

BK 686059

I, Rajendra Kumar Saini S/O Uda Ram Saini. Aged 44 year. Ward No 36, Uda Das Ki Dhani, Radhakishanpura, Sikar, Rajasthan-332001, the other promoter of the purposed project do hereby solemnly declare, undertake and state as under.

- 1) That I am Agriculturist and my source of income is Exclusively From Agriculture Farming .
- 2) That Income from Agriculture Farming is Exempt, If exclusively from agriculture, in the Income Tax Act, 1961
- 3) That Due to Exempt Income I did not file any Income Tax Return till date

Deponent

(Rajendra Kumar Saini)

Verification

I, Rajendra Kumar Saini S/O Uda Ram Saini. Aged 44 year. Ward No 36, Uda Das Ki Dhani, Radhakishanpura, Sikar, Rajasthan-332001 do hereby that the contents in para 1 to 3 my above affidavit are true & correct and nothing material has been concealed by me there from.

Place : Sikar

Date :- 12.05.2023

Deponent

(Rajendra Kumar Saini)

ATTESTED
12-5-2023
NOTARY PUBLIC
Sikar (Raj.)

Identified By



13 APR 2023
राजस्थान RAJASTHAN

AFFIDAVIT

BK 686066

I, Hari Ram Saini S/O Uda Ram Saini. Aged 32 year. Ward No 36, Uda Das Ki Dhani, Radhakishanpura, Sikar, Rajasthan-332001, the other promoter of the purposed project do hereby solemnly declare, undertake and state as under.

- 1). That I am Agriculturist and my source of income is Exclusively From Agriculture Farming .
- 2). That Income from Agriculture Farming is Exempt, If exclusively from agriculture, in the Income Tax Act, 1961
- 3). That Due to Exempt Income I did not file any Income Tax Return till date

(Signature)

Deponent

(Hari Ram Saini)

Verification

I, Hari Ram Saini S/O Uda Ram Saini. Aged 32 year. Ward No 36, Uda Das Ki Dhani, Radhakishanpura, Sikar, Rajasthan-332001 do hereby that the contents in para 1 to 3 my above affidavit are true & correct and nothing material has been concealed by me there from.

Place : Sikar

Date :- 12.05.2023

(Signature)

Deponent

(Hari Ram Saini)

NOTARY PUBLIC
Sikar (Raj.)

Identified By Me



I, **Rampyari** W/O **Uda Ram Saini**. Aged 71 year. Ward No 37, Uday Das ji Ki Dhani, Radhakishanpura, Sikar, Rajasthan-332001, the other promoter of the purposed project do hereby **BK 888065**
solely declare, undertake and state as under.

- 1) That I am House wife and my source of income is nothing
- 2) That I do not have any Income and I am also a senior citizen
- 3) That Due to NIL Income I did not file any Income Tax Return till date
- 4) That Do not have PAN number because I have no income and Senior Citizen housewife



Deponent
(**Rampyari**)

Verification

I, **Rampyari** W/O **Uda Ram Saini**. Aged 71 year. Ward No 37, Uday Das ji Ki Dhani, Radhakishanpura, Sikar, Rajasthan-332001 do hereby that the contents in para 1 to 3 my above affidavit are true & correct and nothing me renal has been concealed by me there from.

Place : Sikar

Date :- 12.05.2023



Deponent
(**Rampyari**)

ATTESTED
12-5-2023
NOTARY PUBLIC
Sikar (Raj.)

Identified By Me



13 APR 2023
राजस्थान RAJASTHAN

AFFIDAVIT

BK 686064

I, **Prabhu Dayal S/O Chhagan Lal**. Aged 61 year. Ward No 37, Uday Das ji Ki Dhani, Radhakishanpura, Sikar, Rajasthan-332001, the other promoter of the purposed project do hereby solemnly declare, undertake and state as under.

- 1) That I am Agriculturist and my source of income is Exclusively From Agriculture Farming .
- 2) That Income from Agriculture Farming is Exempt, If exclusively from agriculture, in the Income Tax Act, 1961
- 3) That Due to Exempt Income I did not file any Income Tax Return till date

प्रभु

Deponent

(Prabhu Dayal)

Verification

I, **Prabhu Dayal S/O Chhagan Lal**. Aged 61 year. Ward No 37, Uday Das ji Ki Dhani, Radhakishanpura, Sikar, Rajasthan-332001 do hereby that the contents in para 1 to 3 my above affidavit are true & correct and nothing material has been concealed by me there from.

Place : Sikar

Date :- 12.05.2023

प्रभु

Deponent

(Prabhu Dayal)

ATTESTED
12-5-2023
NOTARY PUBLIC
Sikar (Raj.)