

FORM-A
[see rule 3(2)]
APPLICATION FOR REGISTRATION OF PROJECT

To
The Real Estate Regulatory Authority
Rajasthan, Jaipur

Sir,

We hereby apply for the grant of registration of our project "**Shree Madhav Homeland**" to be set up at **Khasra No. 276/2, 316/279, 318/280, 315/276, Village - Kishorpuracharnan, Jaipur, Rajasthan-302012.**

1. The requisite particulars are as under:-

(i) Status of the applicant: **Limited Liability Partnership**

(ii)

a) Name: **BHRAMI BUILDESTATE LLP**

b) Address: **Shop No. 6 Near Sharma Auto Parts, Near SBI Bank, Ajmer Road, Jaipur 302026**

c) Copy of registration certificate: **Attached**

d) Name, photograph and address of chairman/partner/director and authorised person etc.:

S.No.	Name	Designation	Address	Photo
1.	Shiv Kumar Sharma	Partner	7 Bhairu Sarpanch Ki Dhani, Ganatpura Road, Bhankrota, Tehsil-Sanganer, Jaisinghpura, Jaipur-302026	
2.	Kailash Chand Sharma	Partner	Aguna Baad Sarpanch Ki Dhani, Ajmer Road, Bhankrota, Tehsil-Sanganer, Jaipur-302026	

For **BHRAMI BUILDESTATE LLP**

[Signature]

Designated Partner

3.	Hemraj Sharma	Partner	Sarpanch Dhani, Bhankrota, Sanganer, Jaipur-302026	Ki	
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(iii) PAN Number of the promoter: **AAWFB5937F**

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

1. Bank Name: **Rajasthan Marudhara Gramin Bank**
2. Branch Name: **Bhankrota**
3. IFSC Code: **RMGB0000406**
4. Bank A/C Number: **0000083085961106**
5. Name Of Bank Account Holder: **Bhrami Buildstate LLP Shree Madhav Homeland RERA**
6. Bank Address: **Near Heerapura GSS, Bhankrota, Jaipur-302026**

(v) Details of project land :

1. Address: **Khasra No. 276/2, 316/279, 318/280, 315/276, Village - Kishorpuracharnan, Jaipur, Rajasthan-302012**
2. Total Area of Project (In sq. meters): **19900.00**
3. Phase Area (In sq. meters): **19900.00**
4. Total saleable area (in sq. meters): **10665.36**
5. Fees to be paid to RAJ RERA In (INR): **₹ 1,99,000.00**
6. Number of Apartments / Plots: **73**
7. Sanctioned Number of Apartments / Plots: **68**
8. Proposed But Not Sanctioned Number Of Apartments / Plots: **5**

(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 Development

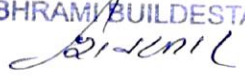
(viii) Registration fee of **₹ 1,99,000.00** paid through online payment; Payment Proof Attached

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

For BHRAMI BUILDSTATE LLP

Designated Partner

4. I/we enclose the following documents in triplicate, namely:-
- (i) Authenticated copy of the PAN card of the promoter: **Attached**
 - (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: **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: **Declaration Attached**
 - (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: **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: **Declaration Attached**
 - (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 executed with the allottees: **Attached**

For BHRAM BUILDSTATE LLP

Designated Partner

- (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: **Attached**
- (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: **Attached**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **Attached**
- (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**
5. 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) PAN Card of the Promoter
 - (ii) Certificate of Incorporation for Address
 - (iii) Other Documents as per Attached Checklist
6. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Yours faithfully,

For BHRAMI BUILDESTATE LLP

For BHRAMI BUILDESTATE LLP



Designated Partner
Shiv Kumar Sharma
(Authorized Signatory)

Date: **04-05-2023**

Place: **Jaipur**



DECLARATION

Affidavit cum Declaration of Shiv Kumar Sharma duly authorized by the promoter of the proposed project vide his authorization dated 04-05-2023.

I, **Shiv Kumar Sharma S/o Damodar Lal Sharma** aged **43 Years** R/o **7 Bhairu Sarpanch Ki Dhani, Ganatpura Road, Bhankrota, Tehsil-Sanganer, Jaisinghpura, Jaipur-302026** duly authorized by the promoter – **M/S Bhrami Buildestate LLP** of the proposed project “**Shree Madhav Homeland**” do hereby solemnly declare, undertake and state as under:

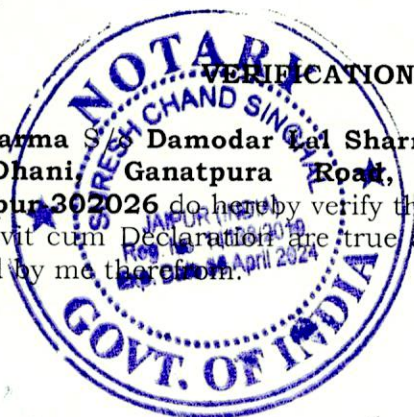
1. That our project **Shree Madhav Homeland** situated at **Khasra No. 276/2, 316/279, 318/280, 315/276, Village - Kishorpuracharnan, Jaipur, Rajasthan-302012** is a new project.
2. That we have not taken any bookings or advance payment in respect of this project or any plot till the date we had put in the application and will not take any booking or advance payment till we get our RERA registration number.
3. That if any contradiction arises in the future the deponent will be responsible for it.

Deponent
For BHRAMI BUILDESTATE LLP

For BHRAMI BUILDESTATE LLP

Designated Partner
Shiv Kumar Sharma
(Authorized Signatory)

I, **Shiv Kumar Sharma S/o Damodar Lal Sharma** aged **43 Years** R/o **7 Bhairu Sarpanch Ki Dhani, Ganatpura Road, Bhankrota, Tehsil-Sanganer, Jaisinghpura, Jaipur-302026** do hereby verify that the contents in para No. 1 to 3 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.



ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA)
JAIPUR (INDIA)

Deponent
For BHRAMI BUILDESTATE LLP

Designated Partner

05 MAY 2023



AFFIDAVIT

Date: 04-05-2023

I, **Shiv Kumar Sharma** S/o **Damodar Lal Sharma** aged **43 Years** R/o **7 Bhairu Sarpanch Ki Dhani, Ganatpura Road, Bhankrota, Tehsil-Sanganer, Jaisinghpura, Jaipur-302026** duly authorized by the promoter – **M/S Bhrami Buildestate LLP** of the proposed project “**Shree Madhav Homeland**” do hereby solemnly declare, undertake and state as under:

1. That our project **Shree Madhav Homeland** situated at **Khasra No. 276/2, 316/279, 318/280, 315/276, Village - Kishorpuracharnan, Jaipur, Rajasthan-302012** is a new project.
2. Our RERA designated bank account for the project “**Shree Madhav Homeland**” as per section 4(2)(1)(D) of the RERA Act, 2016.

Name	Bhrami Buildstate LLP Shree Madhav Homeland RERA
Bank	Rajasthan Marudhara Gramin Bank
Branch	Bhankrota
IFSC Code	RMGB0000406
Bank Account Number	0000083085961106

3. Further I declare that any amount withdraw from the designated bank account shall be used for our project “**Shree Madhav Homeland**”.
4. Further I declare that bank account shall not be used for any other real estate project or any other purpose whatever.



ATTESTED
NOTARY PUBLIC
(GOVT. OF INDIA)

Deponent
For **BHRAMI BUILDESTATE LLP**

For **BHRAMI BUILDESTATE LLP**
[Signature]

Designated Partner
Shiv Kumar Sharma
(Authorized Signatory)

05 MAY 2023

BHRAMI BUILDESTATE LLP

Reg. Number : AAT-2936

Sr. No.

Date.....

TO WHOMSOEVER IT MAY CONCERN

Date: 04-05-2023

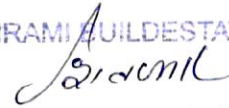
M/s Bhrami Buildestate LLP through its authorized signatory **Shiv Kumar Sharma** regarding our project "**Shree Madhav Homeland**" situated at **Khasra No. 276/2, 316/279, 318/280, 315/276, Village - Kishorpuracharnan, Jaipur, Rajasthan-302012** declares that:

1. NOC for Environment: **Not Applicable**
2. NOC for Fire: **Not Applicable**
3. NOC from Airport Authority of India: **Not Applicable**

Thanking You,
Yours Sincerely,

For BHRAMI BUILDESTATE LLP

For BHRAMI BUILDESTATE LLP



Designated Partner
Shiv Kumar Sharma
(Authorized Signatory)

BHRAMI BUILDESTATE LLP

Reg. Number : AAT-2936

Sr. No.

Date.....

TO WHOMSOEVER IT MAY CONCERN

Date: 04-05-2023

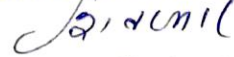
M/s Bhrami Buildestate LLP through its authorized signatory **Shiv Kumar Sharma** regarding our project "**Shree Madhav Homeland**" situated at **Khasra No. 276/2, 316/279, 318/280, 315/276, Village - Kishorpuracharnan, Jaipur, Rajasthan-302012** declares that:

1. WATER SUPPLY PERMISSION: **Not Yet Available** (we undertake to submit such permission before we receive completion certificate of the said project or if received before we will be updating in the quarterly updates of our project.)

Thanking You,
Yours Sincerely,

For BHRAMI BUILDESTATE LLP

For BHRAMI BUILDESTATE LLP



Designated Partner
Shiv Kumar Sharma
(Authorized Signatory)

BHRAMI BUILDESTATE LLP

Reg. Number : AAT-2936

Sr. No.

Date.....

DECLARATION

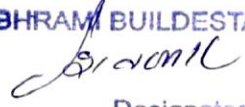
This is to certify that we have **not taken** any project loan or mortgage loan till date on our project **"Shree Madhav Homeland"** situated at **Khasra No. 276/2, 316/279, 318/280, 315/276, Village - Kishorpuracharnan, Jaipur, Rajasthan-302012** from any bank or financial institution.

Place: **Jaipur**

Date: **04-05-2023**

For BHRAMI BUILDESTATE LLP

For BHRAMI BUILDESTATE LLP



Designated Partner
Shiv Kumar Sharma
(Authorized Signatory)

BHRAMI BUILDESTATE LLP

Reg. Number : AAT-2936

Sr. No.

Date.....

DECLARATION

TO WHOMSOEVER IT MAY CONCERN

Date: 04-05-2023

M/s Bhrami Buildestate LLP through its authorized signatory **Shiv Kumar Sharma** regarding our project "**Shree Madhav Homeland**" situated at **Khasra No. 276/2, 316/279, 318/280, 315/276, Village - Kishorpuracharnan, Jaipur, Rajasthan-302012** declares that:

Since our project "**Shree Madhav Homeland**", is new project. We have not appointed any Structural Engineer HVAC & Plumbing Consultant or any other Consultant till date. As soon as we will appoint the same, we will inform the RERA authority before completion of project or in quarterly updates.

Thanking You,
Yours Sincerely,

For BHRAMI BUILDESTATE LLP

For BHRAMI BUILDESTATE LLP



Shiv Kumar Sharma
(Authorized Signatory)

BHRAMI BUILDESTATE LLP

Reg. Number : AAT-2936

Sr. No.

Date.....

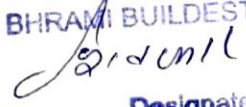
TO WHOMSOEVER IT MAY CONCERN

Date: 04-05-2023

M/s Bhrami Buildestate LLP through its authorized signatory **Shiv Kumar Sharma** regarding our project "**Shree Madhav Homeland**" situated at **Khasra No. 276/2, 316/279, 318/280, 315/276, Village - Kishorpuracharnan, Jaipur, Rajasthan-302012** declares that:

1. Promoter firm i.e. **M/s Bhrami Buildestate LLP** and its partner (i.e. Shiv Kumar Sharma, Kailash Chand Sharma, Hemraj Sharma) don't have any police case or criminal record till now.
2. Proposed Project Land i.e. **Khasra No. 276/2, 316/279, 318/280, 315/276, Village - Kishorpuracharnan, Jaipur, Rajasthan-302012** has no litigations pending before any Court of law or Authority.

Thanking You,
Yours Sincerely,

For BHRAMI BUILDESTATE LLP
For BHRAMI BUILDESTATE LLP

Designated Partner
Shiv Kumar Sharma
(Authorized Signatory)

BHRAMI BUILDESTATE LLP

Reg. Number : AAT-2936

Sr. No.

Date.....

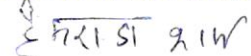
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE PARTNERS OF "BHRAMI BUILDESTATE LLP" HELD AT THE REGISTERED OFFICE OF THE FIRM AT SHOP NO. 6 NEAR SHARMA AUTO PARTS, NEAR SBI BANK, AJMER ROAD, JAIPUR 302026 ON 04-05-2023 AT 12.00 PM

"RESOLVED THAT Mr. Shiv Kumar Sharma, authorized signatory of the firm be and is hereby authorized to sign and execute all the necessary documents required in Real Estate (Regulation and Development) Act, 2016 & Rajasthan Real Estate (Regulation and Development) Rules, 2017 on behalf of the firm."

Certified to be true copy

FOR BHRAMI BUILDESTATE LLP

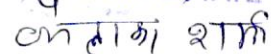
For BHRAMI BUILDESTATE LLP



Designated Partner

**Hemraj Sharma
(Partner)**

For BHRAMI BUILDESTATE LLP



Designated Partner

**Kailash Chand Sharma
(Partner)**

For BHRAMI BUILDESTATE LLP



Designated Partner

**Shiv Kumar Sharma
(Partner)**

Shop No. 6 Near Sharma Auto Parts, Near SBI Bank, Ajmer Road, Jaipur 302026

(F.Y. 2021-22)

BHRAMI BUILDESTATE LLP
C/O SHARMA AUTO PARTS, BHANKROTA, NEAR POLICE CHOWO, JAIPUR, JAIPUR

Balance Sheet as on 31st March 2022

Liabilities	Amount	Assets	Amount
Capital Account	70,53,667.78	Deposits, Loans and advances to corporates and Others	2,40,74,440.00
Unsecured Loans From Others	2,85,55,105.80	Closing Stock	12,21,13,145.93
Duties & Taxes	17,22,898.00	Cash and Bank Balance	2,30,013.80
Sundry Creditors	11,88,78,767.00	Sundry Debtors Others	1,08,69,532.85
Provisions	10,88,614.00	Miscellaneous expenditure not written off or adjusted	11,920.00
Total	15,72,99,052.58	Total	15,72,99,052.58

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For **GOVIND B KHANDELWAL & CO.**

Chartered Accountant

(Registration No. 025691C)

Govind Bhandelwal
Govind Bihari Khandelwal
Proprietor

Membership No.: 408927

Place: JAIPUR

Date: 25/09/2022

UDIN : 22408927AYYXFQ5848

For **BHRAMI BUILDESTATE LLP**

Shiv Kumar Sharma
SHIV KUMAR SHARMA
Partner

Kailash Chand Sharma
KAILASH CHAND SHARMA
Partner

Trading and P&L A/c 1 for the year Ending 31st March 2022			
Particulars	Amount	Particulars	Amount
To Opening Stock		By Sales	9,77,72,002.94
To Purchases	4,89,70,000.00	By Closing Stock	12,21,13,145.93
To Direct Expenses	11,37,25,000.00		
To Gross Profit	4,38,02,030.75		
Total	1,33,88,118.12		
To Audit Fee	21,98,85,148.87	Total	21,98,85,148.87
To Bank Charges	30,000.00	By Gross Profit	1,33,88,118.12
To Accounting Charges	5,273.80		
To Conveyance Expenses	60,000.00		
To Advertisement	2,44,100.00		
To Professional fees to others	2,80,200.00		
To Office Exp.	60,000.00		
To Printing & Stationery	1,18,024.34		
To Rent paid (Sales Office)	78,600.00		
To Water Exp.(Office)	1,80,000.00		
To Rent paid (Sales Office)	16,500.00		
To Preliminary Exp.(1/5)	1,80,000.00		
To Salaries and Wages	2,980.00		
To Salary to Partners	26,58,000.00		
To Net Profit	36,00,000.00		
Total	58,74,439.98	Total	1,33,88,118.12

The accompanying notes are an integral part of the financial statements.

As per our report of even date

For GOVIND B KHANDELWAL & CO.

Chartered Accountant
(Registration No. 025691C)



Govind Bihari Khandelwal
Proprietor
Membership No.: 408927

Place: JAIPUR

Date: 25/09/2022

UDIN : 22408927AYYXFQ5848

For BHRAMI BUILDESTATE LLP

Shiv Kumar Sharma

SHIV KUMAR SHARMA
Partner

Kailash Chand Sharma

KAILASH CHAND SHARMA
Partner

(F.Y. 2021-22)

BHRAMI BUILDESTATE LLP
C/O SHARMA AUTO PARTS, BHANKROTA, NEAR POLICE CHOWO, JAIPUR, JAIPUR

Capital A/c as on 31st March 2022

Schedule: 1
Dr

Particulars	SHIV KUMAR SHARMA	KAILASH CHAND SHARMA	HEM RAJ SHARMA	BABU LAL KULARIYA
To Drawings	-	61,72,500.00	51,31,800.00	-
To Firm Tax	8,120.00	8,120.00	8,120.00	6,090.00
To Balance C/F	45,58,362.83		34,68,282.36	13,36,854.76
Total	45,66,482.83	61,80,620.00	86,08,202.36	13,42,944.76

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Particulars	SHIV KUMAR SHARMA	KAILASH CHAND SHARMA	HEM RAJ SHARMA	BABU LAL KULARIYA
By Balance B/F	9,19,769.69	11,04,074.69	58,42,076.66	18,056.76
By Net Profit	15,66,713.14	15,66,713.14	15,66,125.70	11,74,888.00
By Salary to partners	12,00,000.00	12,00,000.00	12,00,000.00	
By Addition	8,80,000.00	-		1,50,000.00
By Balance C/F		23,09,832.17		
Total	45,66,482.83	61,80,620.00	86,08,202.36	13,42,944.76

