

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 “**AHOK VIHAR**” is situated on the Khasra No. 1667, 1669, 1670/1, Village Dhoinda, Tehsil & Distt. Rajsamand, Rajasthan – 313324.

1. The requisite particulars are as under:-

(i) Status of the applicant: Individual

(ii) Detail of Promoter / Other Promoters :

A. Name: Mr. Mahesh Sanadhya (Promoter)

Father's Name: **Mr. Ramesh Chandra Sanadhya**

Address: Rajyawas, Kankroli, Rajsamand, Rajasthan – 313324

Mobile: 99280-82247

Email: maheshsanadhyaknk@gmail.com

PAN: ELEPS1887N

AAHDAAR: 7118-0019-4164



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B. Name: Mr. Shimla Tak (Other Promoter)

Father's Name: **Mr. Prem Raj Tak**

Address: Sanwariya Sadan, Jal Chakki, Kankroli, Rajsamand, Rajasthan – 313324.

Mobile: 94143-53696

Email: harshittak2@gmail.com

PAN: AIVPT3752H

AADHAAR: 9227-2549-0440



C. Name: Mr. Hukmi Chand Lohar (Other Promoter)

Father's Name: **Mr. Gheri Lal Lohar**

Address: Near Charbhuj Mandir, Kankroli, Rajsamand, Rajasthan – 313324

Mobile: 94141-71612

Email: himanshuborana1995@gmail.com

PAN: AAVPL0947L

AADHAAR: 4235-2500-2324



D. Name: Mrs. Prem Devi Purbia (Other Promoter)

Father's Name: **Mr. Panna Lal Purbia**

Address: W/o Mr. Ram Chandra Purbia, Gali No. 2, Near Swastik Cinema, Station Road, Kankroli, Rajsamand, Rajasthan – 313324

Mobile: 94143-53864

Email: ramchandra26031957@gmail.com

PAN: ABEP9801H

AADHAAR: 6682-7101-3183



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E. Name: M/s Manhar Marble & Granite Pvt Ltd (Other Promoter)

Authorized Director: Mr. Prakash Chandra Ranka

Reg Address: NH 8, Passond, Rajsamand, Rajasthan – 313324

Mobile: 94133-19151

Email: rohit.ranka8730@gmail.com

CIN NO: U14101RJ2000PTC016612

PAN: AACCM9590L



(iii) 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:

Bank Name- AU SMALL FINANCE BANK LTD

Branch Name - Rajsamand

IFSC code- AUBL0002236

Bank A/c Number- 2602223612268021

Bank Address- Ward No 18, Opp. Surabhi Complex, Jalchakki, Nathdwara Road, Kankroli, Rajsamand, Rajasthan - 313324

(iv) Details of project land: Khasra No. 1667, 1669, 1670/1, Village Dhoinda, Tehsil & Distt. Rajsamand, Rajasthan – 313324.

Total Area- 6717.78 Square Meters

(v) 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. : N.A.

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

(vii) Registration fee through online payment as the case may be Payment ID _____ **38566620260424202254** Transaction No. **RERA-TRANS-1814** of Rs **67180.00** /- on **24.04.2026**.

(viii) 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: **Attached**
- (ii) Audited Balance Sheet/ITR 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: **N.A.**
- (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

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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: **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) Performa 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: **N.A.**
- (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: **N.A.**
- (xiv) The names and addresses of his real estate agents, if any, for the proposed project: **N.A.**

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(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 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: -

- (i)
- (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

M. Mahesh

Signature and seal of the applicant(s)

Date: 09.04.2026

Place: Rajsamand