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 to be set up at Plot No D 231-B, TulsiMarg, Banipark, Tehsil Jaipur, District Jaipur,State Rajasthan.

1. The requisite particulars are as under :-

(i) Status of the applicant, whether individual / company / proprietorship firm / society/trust/limited liability partnership/ competent authority: **Company**

(ii) (in case of individual)

(a)	Name	
(b)	Father's Name	
©	Occupation	
(d)	Permanent Address	
(e)	Photograph	
(f)	Contact Details (Phone No., Email, Fax No.	

Or

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

(a)	Name	Pearl India BuildhomePvt Limited
(b)	Address	501-503 , Pearl Excellency, SB 168, Bapu Nagar , Jaipur 302015
	Site Address	Plot No D 231-B, TulsiMarg, Banipark, Tehsil Jaipur, District Jaipur
©	Copy of Registration Certificate as firm / Society / trust / company / limited liability partnership / competent authority etc	CIN:- U45201RJ2002PTC017934 (Copy Enclosed)

For Pearl India Buildhome (P) Ltd

Authorised Signatory

(d)	Main Object	Deal In immovable properties including Land & Buildings , To Carry out business of Constructors , Colonizers, Developers , Engineers , Managers, Consultants, Planners , Architects , Designers, Contractors etc
(e)	Name, photograph and address of chairman / partner/ director and authorized person etc.	

NAME	ADDRESS	PAN No.	AADHAR No.	Photo
Vijay Kumar Jain	501, Pearl Excellency, SB-168, MG Road, Bapu Nagar, Jaipur, Rajasthan-302015	ADHPJ0798G	XXXXXXXX5616	
Raj Kumar Jain	Pearl Passion, B-78/602, RajendraMarg, Bapu Nagar, Jaipur, Rajasthan-302015	ABDPJ8188N	XXXXXXXX4633	
SudeepSoni	E-78, Bhagat Singh Marg, C-Scheme, Jaipur, Rajasthan-302001	AFRPS4537C	XXXXXXXX9075	

E-mail ID of Company:-projects@pearlgroupindia.com

(iii) PAN Number of the promoter:**AABCD8703H**

(iv) Name and address of the bank or banker with which account in terms of sub-clause (D) of clause (1) of subsection (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 will be maintained:

For Pearl India Buildhome (P) Ltd

Authorised Signatory

Name and Address of the Bank	Account No.	Account Type
STATE BANK OF INDIA, SME Branch, 2nd Floor, Anukampa Tower, Church Road, Jaipur-302001	41147729032	Current

(v) Detail of Project land: **Situated at Plot No D 231-B, TulsiMarg, Banipark, Tehsil Jaipur, District Jaipur, State Rajasthantotal area 693.98sqmt.**

(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:**Local Authority has already developed the area. Services like Sewerage/Roads, Power Networks etc. already in place.**

(viii) Registration fee by way of a demand draft/bankers cheque dated NA drawn on NA bearing number NA for an amount of **Rs.33420/-**calculated as per sub-rule (3) of rule 3 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 or through online payment as the case may be ..... (given details of online payment such as transaction number, date etc.): Payment ID (PRN No) is 86793220220819132051, Transaction No. RERA-TRANS-702, Payment Date and Time is 19-08-2022 13:20:51,

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

Work is started on 22.08.2022 and will complete by 15.04.2024

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

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

(ii) Audited balance sheet of the promoter for the preceding financial year:**We have attached audited Balance Sheet for the FY 2020-21 and FY 2021-22 is under process and will upload after finalization.**

For Pearl India Buildhome (P) Ltd

Authorised Signatory

(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:**NA**

(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**

(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 any 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:**YES Attached**

(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:**YES Attached**

(vii) The sanctioned plan, layout plan and specifications of the proposed projected or the phase thereof, and the whole project as sanctioned by the competent authority:**Yes 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:**Yes**

(ix) The location details of 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:**Yes Attached.**

For Pearl India Buildhome (P) Ltd

Authorised Signatory

(xi) The number, type and the carpet area of apartments for sale in project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any:**Sheet Attached**

(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:**Mentioned in Online Form**

(xiv) The names and address of his real estate agents if any, for the proposed project:

S. No.	Name	Address	Registration No.
1	Sanjay Jain	40 Vani Vihar Colony DurgaPura , Tonk Road , Jaipur 302015	RAJ/A/2019/792
2	Deepak Jain	F No 402 Income Tax Colony Tonk Road Jaipur , 302018	RAJ/A/2017/383

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

Architect : **Ar Ankit Sharma**, 79, Dhaka Nagar ,Sirsi Road , Jaipur

Contractor : **M/S Cosmos Collection,** C-Block, Ground Floor, B-1/2-B, SDC, Gateway, KalidasMarg, Bani Park, Jaipur, 302016

Structure Engineer : **Backbone Structural Consultants**, 24 Karni Nagar, Jhotwara , Jaipur

(xvi) A declaration in Form-B. : **Attached**

(Note: If any of the above items is not application write "N.A." against the appropriate items)

For Pearl India Buildhome (P) Ltd

Authorised Signatory

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)

   (ii)

   (iii)

   .....

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

Date: .....
Place: .....

Yours faithfully
Signature and Seal of the
Applicant(s)

For Pearl India Buildhome (P) Ltd

Authorised Signatory

Affidavit

I, **Rajkumar Jain** Son of Shri T C Jain aged 61Years,Authorized Representative/Director of **M/s Pearl India Buildhome Private Limited** registered address of the Company501, Pearl Excellency, SB- 168, Bapu Nagar, Jaipur, Rajasthan, Indiathe promoter of the proposed project **"Pearl Royal"** do hereby solemnly declare, undertake and state as under:

1. That ourproject **"Pearl Royal"** is situated at D-231-B, Tulsi Marg, Bani Park, Jaipur.

2. The RERA designated bank account for the project **"Pearl Royal"** is;

NAME	PEARL INDIA BUILDHOME PRIVATE LIMITED
BANK	STATE BANK OF INDIA
BRANCH	SME Branch, 2nd Floor, Anukampa Tower, Church Road, Jaipur-302001
IFSC CODE	SBIN0004080
BANK A/C NUMBER	41147729032

3. Further, we declare that any amount withdrawn from the designated bank account shall be used only for the project **"Pearl Royal"**.

4. Further we declare that bank account shall not be shared for any other real estate project or any other purpose whatsoever.

For Pearl India Buildhome (P) Ltd

Authorised Signatory

Deponent

I, **Raj kumar Jain** Son of Shri T C Jain aged 61Years, Authorized Representative/Director of **M/s Pearl India Buildhome Private Limited** registered address of Company 501, Pearl Excellency, SB- 168, Bapu Nagar, Jaipur, Rajasthan, India the promoter of the proposed project **"Pearl Royal"**do hereby that the contents in Para 1 to 4 of my above affidavit are true & correct and nothing material has been concealed by me there from.

For Pearl India Buildhome (P) Ltd

Authorised Signatory

Deponent

Place: Jaipur
Date: 7 AUG 2022

NOTARY
HITESH KUMAR SINGHAL
ADVOCATE & NOTARY
JAIPUR (RAJ.) INDIA
Reg. No. 11870
GOVT. OF INDIA

ATTESTED
NOTARY PUBLIC
JAIPUR (RAJ.) INDIA
7 AUG 2022

A

क्रमांक 2946 दिनांक 17-8-22

मुद्रांक का मूल्य 100/- वास्ते

क्रेता का नाम

पिता/पति का नाम

निवास स्थान

क्रेता के हस्ताक्षर :-

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार
1. आधारभूत आवसंरचना सुविधाओं हेतु (धारा 3–क)–10% रुपये 10/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3–ख)/प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु–20% रुपये 20/-
हस्ताक्षर स्टाम्प वेण्डर कुल योग 30/-

राजकुमार सैनी

ला. नं. 58/97 (स्टाम्प विक्रेता)
नगर निगम (मुख्यालय) के पास
टोंक रोड़, जयपुर (राज.)

Pearl®
Build Trust & Loyalty

Pearl India Buildhome (P) Ltd.
"Pearl Dewan", S-14, Mangal Marg, Bapu Nagar,
Jaipur - 302015, INDIA
Phone : +91 141 4014044
E-mail : pearlgroup.vijay@gmail.com
Website : www.pearlgroupindia.com
CIN-U45201RJ2002PTC017934 GSTN-08AABCD8703H1ZQ

DECLARATION OF NO CRIMINAL RECORD

In reference to the project **"Pearl Royal"** situated at D-231-D, Tulsi Marg, Bani Park, Jaipur

Mr. Raj Kumar Jain S/o Shri T C Jain aged 61Years R/oPearl Passion, B-78/602, Rajendra Marg, Bapu Nagar, Jaipur, Rajasthan-302015, **Mr. Vijay Kumar Jain** S/o Shri Shri T C Jain R/o 501, Pearl Excellency, SB- 168, MG Road, Bapu Nagar, Jaipur, Rajasthan-302015 and **Mr. Sudeep Soni** S/o Shri Sumer Chand Soni R/o E-78, Bhagat Singh Marg, C-Scheme, Jaipur, Rajasthan-302001, Authorized Representative/Director of **M/s Pearl India Buildhome Private Limited** registered address of the Company 501, Pearl Excellency, SB- 168, Bapu Nagar, Jaipur, Rajasthan, India do hereby solemnly declare that no criminal or police cases are pending against us. There is no litigation pending against the land and project in any court and there is no any registration in other state other than Rajasthan.

Place : Jaipur
Date :

Signature of the Applicant

For Pearl India Buildhome Private Limited

(Raj Kumar Jain)	(Vijay Kumar Jain)	(SudeepSoni)
Director	**Director**	**Director**

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Pearl India Buildhome (P) Ltd.
"Pearl Dewan", S-14, Mangal Marg, Bapu Nagar,
Jaipur - 302015, INDIA
Phone : +91 141 4014044
E-mail : pearlgroup.vijay@gmail.com
Website : www.pearlgroupindia.com
CIN-U45201RJ2002PTC017934 GSTN-08AABCD8703H1ZQ

ENCUMBRANCE DETAILS

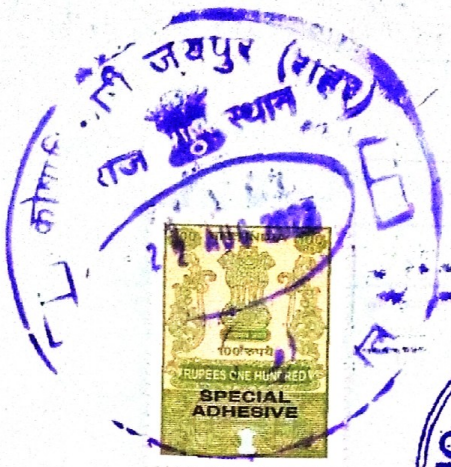
This is to certify that there is no encumbrance on M/s **Pearl India Buildhome Private Limited** having its registered office situated at 501, Pearl Excellency, SB- 168, Bapu Nagar, Jaipur, Rajasthan, Indiafor the project undertaken and named as **"Pearl Royal"** situated at D-231-B, Tulsi Marg, Bani Park, Jaipur having a total land area of 693.98 Sq. mtr. From any Bank, Non Banking Financial Company or any other Financial Institution.

For M/s Pearl India Buildhome Private Limited

For Pearl India Buildhome (P) Ltd.

Authorised Signatory

(Rajkumar Jain)
Authorized Representative/Director



DECLARATION

Affidavit cum Declaration of **M/s Pearl India Buildhome Private Limited** Promoter of the proposed project namely "**Pearl Royal**"

M/s Pearl India Buildhome Private Limited through its Authorized Representative/Director **Mr. Raj Kumar Jain** S/o Shri T C Jain R/o Pearl Passion, B-78/602, Rajendra Marg, Bapu Nagar, Jaipur, Rajasthan-302015, promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That our project named "**Pearl Royal**" situated at D-231-B, Tulsi Marg, Bani Park, Jaipur is new project.

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

3. That if any contradiction arises in the future the deponent will be responsible for the same.

For Pearl India Buildhome (P) Ltd

Authorised Signatory

Deponent

Verification

I, Raj Kumar Jain Son of Shri T C Jain aged 61.. years R/o Pearl Passion, B-78/602, Rajendra Marg, Bapu Nagar, Jaipur, Rajasthan-302015Authorized Representative/Director of **M/s Pearl India Buildhome Private Limited** do hereby verify that the contents in para no. 1 to 3 of my above affidavit are true and correct and nothing material has been concealed by me there from

For Pearl India Buildhome (P) Ltd

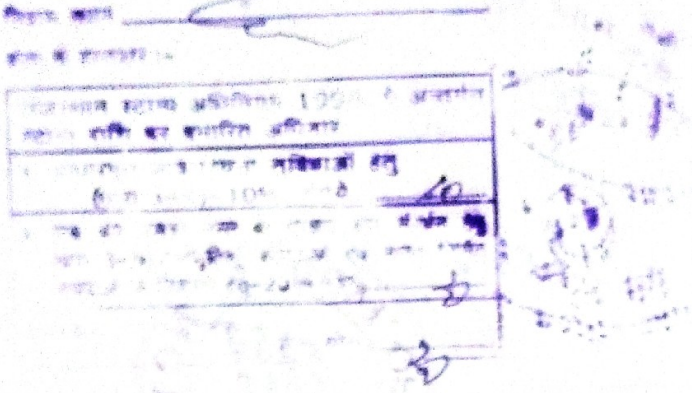
Authorised Signatory

Deponent

ATTESTED

NOTARY PUBLIC
JAIPUR (RAJ.) INDIA

12 SEP 2022



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Website : www.pearlgroupindia.com
CIN-U45201RJ2002PTC017934 GSTN-08AABCD8703H1ZQ

Declaration

It is hereby declared that **M/s Pearl India Buildhome Private Limited** having its Project Namely **"Pearl Royal"** situated at D-231-B, TulsiMarg, Bani Park, Jaipur, NOC from the Airport Authority of India is not applicable and NOC for Environment and NOC for Fire arealso not applicable and in future is applicablethen the company will be obtained before the completion of the project. As we get the NOC if applicable,we shall upload the same at the time of Quarterly Updation. Owner has simple water supply connection from PHED and we shall apply for upgrading water supply connection as per the requirement. We shall provide the same at the time of Quarterly updating.

For and behalf of M/s Pearl India Buildhome Private Limited

For Pearl India Buildhome (P) Ltd
R Jain
Authorised Signatory

(Rajkumar Jain)
Authorized Representative/Director

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List of Directors/Partners/Proprietor:-

S. No.	Name of the Director	Address of the Director	PAN of the Director	Aadhar of the Director	Photo of Director	Signature of the Director
1.	Vijay Kumar Jain	501, Pearl Excellency, SB-168, MG Road, Bapu Nagar, Jaipur, Rajasthan-302015	ADHPJ0798G	[redacted]5616		
2.	Raj Kumar Jain	Pearl Passion, B-78/602, Rajendra Marg, Bapu Nagar, Jaipur, Rajasthan-302015	ABDPJ8188N	[redacted]4633		
3.	Sudeep Soni	E-78, Bhagat Singh Marg, C-Scheme, Jaipur, Rajasthan-302001	AFRPS4537C	[redacted]9075		

For & Behalf of M/s Pearl India Buildhome Private Limited

(.....)

Director/Partner/Proprietor/Authorized Person

NUMBER AND TYPE OF APARTMENT BOOKED/ ALLOTTED/ SOLD

Apartment Type	Block No.	Carpet Area (In Sq. Mtr.)	Area of Balcony (In Sq. Mtr.)	Proposed No. of Apartment	No of Apartment Booked/Sold/Alloted	FLOOR
4BHK		129.85	17.99	5		1st,2nd,3rd,4th & 5th floor
3BHK TYPE 1		96.09	10.5	2		1st & 2nd floor
3BHK TYPE 2		95.37	10.5	2		1st & 2nd floor
6BHK		191.96	21	2		3rd & 4th floor
3BHK TYPE 3		169.47	47	1		5th floor
	Total			12	0	

For Pearl India Buildhome (P) Ltd

Authorised Signatory

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Website : www.pearlgroupindia.com
CIN-U45201RJ2002PTC017931 GSTN 08AABCD8703H1ZQ

Resolution passed in the Board Meeting of Directors of **PEARL INDIA BUILDHOME PRIVATE LIMITED** held at its Registered office of the company situated at 501, Pearl Excellency, SB-168, Bapu Nagar, Jaipur on 16th day of August 2022 at 11:30 AM

RESOLVED THAT Mr. Rajkumar Jain, Director of the company be and is hereby authorized to sign RERA Registration Documents for Project **"PEARL ROYAL"** situated at D-231, Tulsi Marg, Banipark Jaipur , on behalf of the company.

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

By or on behalf of the Board

For PEARL INDIA BUILDHOME (P) LTD.
DIRECTOR

Vijay Kumar Jain
Director
(DIN 00871691)

For PEARL INDIA BUILDHOME (P) LTD.
DIRECTOR

Rajkumar Jain
Director
(DIN 00871870)

For PEARL INDIA BUILDHOME (P) LTD.
DIRECTOR

Sudeep Soni
Director
(DIN 00167178)